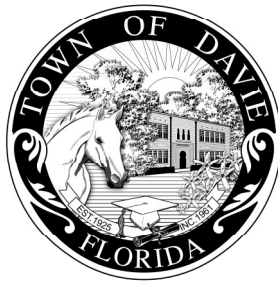


Town of Davie

Consolidated Annual Performance and Evaluation Report (CAPER) FY 2008/09

October 1, 2008 - September 30, 2009



**Housing and Community Development
4700 SW 64 Avenue, Suite D
Davie, FL 33314
Phone (954) 797-1173
Fax (954) 797-2058
www.davie-fl.gov**

Town of Davie FY 2008/09 CAPER Report

Introduction

In 1997, when the Town's population grew above 50,000 residents, Davie became an "entitlement recipient" of Federal Community Development Block Grant (CDBG) funds from the United States Department of Housing and Urban Development (HUD). The goals of the CDBG program are to:

- develop viable urban communities by providing decent housing and a suitable living environment;
- expand economic opportunities for low and moderate income individuals and families; and
- strengthen the partnerships between all levels of government and the private sector, including for-profit and not-for-profit organizations, in the production of affordable housing sufficient to meet the needs of the community.

As a prerequisite for receiving these grant funds, the Town adopted its first Consolidated Plan for Federal Funds in July 1997, which identified the Town's housing and community development needs, and outlined funding strategies to address such. The second 5-year Consolidated Plan was adopted in July of 2002 for the period covering October 1, 2002 through September 30, 2007.

On July 26, 2006, the Town Council adopted the Consolidated Plan for 2007-2012. This Plan shaped the various federally funded programs into a 5-year neighborhood and community development strategy. The Consolidated Plan serves as a planning document for the Town, which builds on a participatory process from the grassroots level; an application for the federal funds; a strategy to be followed in carrying out HUD programs; and an annual plan that provides a basis for assessing and monitoring program performance. The Town's Consolidated Plan for 2007-2012 sets forth long-range goals and objectives to address identified needs, over the five-year period covered by the Plan. Based on recent studies and quality of life surveys, new items were added to the list and other items were further clarified. The Town will pursue the following long-range goals and objectives:

- to rehabilitate, construct and/or expand public facilities and infrastructure e.g., street improvements (improved lighting, landscaping, drainage, sidewalks, streets, connections to sewer systems, etc., the installation or replacement of water lines, and the renovation of existing public (community facilities.)
- to upgrade the existing housing stock and provide loans and/or grants to income-eligible homeowners to make home repairs and replace existing substandard/leaking roofs, or "harden" the structures to protect them from hurricanes.
- to expand affordable rental housing and homeownership opportunities for Davie residents, especially housing for low and very low-income families and individuals, and Davie's workforce.
- to enhance and/or increase park and recreation opportunities and expand programs that serve at-risk youth e.g. the renovation of existing parks (e.g. improved lighting, landscaping, equipment), construction of new parks or recreation facilities, the provision of services, or acquisition for new facilities.
- to provide swale area drainage (percolation), positive discharge drainage, and the connection of low/moderate income homes to the new or existing sewer systems e.g. connections to the sewer laterals.
- to promote economic development initiatives and stimulate the local economy through neighborhood revitalization, commercial revitalization, or facade renovation programs.
- to minimize the displacement of Davie residents and mitigate adverse effects caused by federally assisted activities, and to provide fair and adequate relocation benefits when needed.
- to assist mobile home residents who are being permanently and involuntarily displaced due to the redevelopment of mobile home parks.

- to upgrade and/or supplement the existing transportation and mobility services in Davie, especially those needed by low and moderate income persons and individuals with special needs.
- to undertake Fair Housing outreach and education campaigns to ensure that Davie residents have the widest range of housing choices.
- to remove architectural barriers and impediments to the elderly and to the physically, mentally, or developmentally disabled.
- to promote the county-wide strategies and efforts aimed at addressing homelessness, and provide homeless prevention and emergency assistance programs and services.
- to provide social services related to healthcare, mental healthcare, housing, food, transportation, emergency assistance, etc.
- to expand affordable child day care and after-school opportunities for at-risk youth.
- to remove slums, blight & blighting conditions i.e., clearance, demolition, and code enforcement.
- to encourage the retention of significant historic structures and historic preservation efforts.
- to improve the Town's capacity to plan and administer its CDBG funds, undertake comprehensive planning activities, and apply for other HUD Community Planning and Development (CPD) programs or related grants.

Each year within the five-year period covered by the Consolidated Plan, the Town must develop and submit to HUD, an Action Plan which contains the CDBG budget for that year. This Action Plan must be submitted to HUD on or before August 16th of each year. The Town's Housing and Community Development Office is responsible for the planning, preparation, implementation, and monitoring of the Consolidated Plan and all incremental One-Year Action Plan activities.

Process to Develop the FY 2008/09 Action Plan:

The Action Plan was the result of an extensive citizen participation process, and represents collaboration between the Town, local social service providers, housing providers, the Community Redevelopment Agency (CRA), faith-based organizations, Memorial Healthcare Systems, and the residents of Davie, especially those living in the CDBG Target Areas. The Action Plan was developed in accordance with the Town's adopted Citizen Participation Plan which sets forth the Town's policies and procedures for citizen participation.

The Town strives to ensure citizen involvement, in an advisory role, in the planning, implementation, and assessment of the programs covered by the Consolidated Plan and each Action Plan. In developing the FY 2008/09 Action Plan, the Town encouraged the participation of all of its residents, especially from those living in designated CDBG Target Areas where the funds are proposed to be expended.

The Housing and Community Development Staff held pre-development meetings/hearings in each of the three (3) CDBG Target Areas, so that those residents could more readily attend and participate in the development of a plan which was specifically suited to the needs of each individual Target Area. In addition, an administrative Pre-Development Hearing was also held at a centralized location, so that other low-income residents, who may not reside in a CDBG Target Area, could also have an opportunity to attend a meeting and provide their input.

Prior to the adoption of the Action Plan, Davie residents are provided with timely access to local meetings, public hearings, grant documents, and copies of the Plan, in accordance with the federal regulations at 24 CFR Part 570. The Town ensures that hearing, sight, and mobility impaired persons have full and timely access to meetings and grant related documents.

Citizen Participation Opportunities:

Pre-Development Public Hearings were held on: May 13, 2008 in the Eastern Target Area of Davie, on May 14, 2008 in the Driftwood Target Area in Southern Davie, and on May 28, 2008 in the Orange Park Target

Area in Western Davie. A fourth Pre-Development Hearing was held on May 20, 2008 in the Town Hall Community Room.

A summary of the FY 2008/09 Action Plan was provided to Broward County and made available to adjacent municipalities of Fort Lauderdale, Dania Beach, Sunrise, Plantation, Cooper City, Weston, Pembroke Pines, Miramar, and Hollywood, as well as the Broward County Housing Authority (BCHA), Broward County Community Development and the Office of Housing Finance (OHF) and the Broward County Human Services Department (Family Success Center Office), to obtain their input.

The Town's Neighborhood Revitalization Program (NRP) staff undertook extensive surveys in order to obtain information on what "quality of life" issues were facing the residents in order to prioritize the identified needs within each CDBG Target Areas.

Prior to adopting the Action Plan, a Public Hearing was held by the Davie Town Council on July 16, 2008 in the Town Council Chambers.

Davie CDBG Target Areas - Census Tract and Block Group Low/Mod Data:

An analysis was done in order to identify those Census Tracts and Block Groups in Davie that contain the highest concentrations of persons whose incomes are 80%< of the median income, and who would qualify for assistance under the CDBG Program.

Based on this information, coupled with other indicators such as sub-standard housing, lack of infrastructure, lacking social services etc., the Town Council adopted three (3) geographic areas as "CDBG Target Areas" for redevelopment and revitalization as follows:

Western Target Area a/k/a Orange Park: The Western Target Area is located north of SW 14th Street between 130th -136th Avenues, in Census Tract 703.05 BG 1, which encompasses the Orange Park Mobile Home Park, Flamingo Elementary School, and Western High School.

Census Tract/Block Group	703.05 BG 1
Total Population	3,341
Low-Moderate Income Population	68%
Average Household Income	\$40,669
Female Head of Households	31%
Housing units w/1.01+ Per. per Room	7%
Unemployment Rate	4.92%

Southern Target Area a/k/a Driftwood: The Southern Target Area is located in CT 705.02 BG 1 & 2; and, is situated south of Stirling Road, east of 78th Avenue, and north and west of the Davie Road Extension.

Census Tract/Block Group	705.02 BG 1 & 2
Total Population	4,729
Low/Moderate Income Population	80%
Average Household Income	\$30,055
Female Head of Households	51%
Housing units w/1.01 + Per. per Room	3%
Unemployment Rate	6.57%

Eastern Target Area a/k/a Eastside: The Eastern Project Area is bounded to the north by SW 29th Street (near Nova Drive), to the south by Orange Drive, and was formerly bounded to the west by Davie Road, and to the East by the Florida Turnpike. The Eastern Project Area boundaries were amended by Town Council on 12-20-06 to coincide with Community Redevelopment Area and encompass the new Neighborhood "One-Stop-Shop" Service Center.

Census Tract/Block Group	701.01 BG 1 & 2 /706.00 BG 1 & 2
Total Population	7,437
Low/Moderate Income Population	77%
Average Household Income	\$31,707
Female Head of Households	36%
Housing units w/1.01 + Per. per Room	9%

As a result of the analysis of the Census Tracts and Block Groups listed above, the U.S. Department of HUD established 48.5% as the threshold level of low/moderate-income persons, in order for an area to be designated as an area eligible to receive CDBG funds, i.e. a CDBG Target Area.

FY 2008/09 - \$631,907

#2008-1 Emergency Assistance/Homeless Prevention Program \$40,355 - Provision of emergency financial assistance to eligible lower-income Davie residents, to prevent homelessness and/or address emergency situations such as the need for food, shelter, transportation, etc. through the Hope Outreach Center, Inc., a not-for-profit sub-recipient agency, or the Town's Housing & Community Development Department. (Public Service)

#2008-2 Foreclosure Prevention/Housing Crisis Program \$30,356 - Provision of emergency financial assistance to eligible lower-income Davie residents, to prevent foreclosures, homelessness and/or address other emergency housing situations, etc., through the Town's Housing & Community Development Department. (Public Service)

#2008-3 Scholarship Program for Target Area Children \$24,051 – Provision of fee waivers/scholarship opportunities for the children of low-income target area residents, to allow them to participate in recreational, educational, or vocational opportunities e.g. Summer Camp. (Public Service)

2008-4 CDBG Target Area Improvement Program \$410,764 as follows: Capital, street, and park improvements in the CDBG Target Areas, as follows: "Western" Target Area a/k/a "Orange Park" north of 10th Manor, south of State Road 84, between 130th and 136th Avenues; "Southern" Target Area a/k/a "Driftwood" situated south of Stirling Road, east of 78th Avenue, and north and west of the Davie Road Extension; and, the "Eastern" Target Area bounded on the north by SW 29th Street (near Nova Drive), on the south by Orange Drive, to the west by Davie Road, and to the East by the Florida Turnpike. Improvements may include but are not limited to: improvements to existing community centers, facilities or parks; new or refurbished sidewalks, resurfaced streets, traffic calming alternatives, street lighting, landscaping, and drainage. Projects to be considered for use of these funds may include (but in not limited to, improvements to the Orange Park Community Center, 841 SW 133 Avenue, addition of handicapped restrooms and other improvements to the Potter Park Facility at 4302 SW 55 Avenue, gym or covered play area at the Rick and Rita Case Boys and Girls Club, Water/Sewer Impact fees for SW 41 Place in Eastern Davie, and the installation of storm shutters for Griffin Gardens Public Housing Project for the elderly. (Capital Improvements and Street Improvements)

#2008-5 Fair Housing, Citizen Participation & Support Services \$126,381 - To plan, administer, and monitor the CDBG funds and activities; undertake comprehensive planning activities; apply for other related grants; expand Fair Housing Education and Outreach Program designed to remove impediments to fair housing choices and provide a wide range of housing opportunities for Davie residents; participate in homeless assistance initiatives; prepare Environmental Review Records/Assessments, etc. (Planning, Administration, Fair Housing, Citizen Participation & Support Services).

FY 2008/09 Expenses:

The Town's CDBG Grant is on a Letter-of-Credit drawdown basis, and the Town "fronts" the money for all CDBG expenditures through the Town's General Fund. The Housing and Community Development Department then reimburses the Town through the HUD Integrated Disbursement and Information System (IDIS). These draws are done as needed, depending on the amount of funds due to be reimbursed.

The following IDIS Vouchers were drawn-down in FY 2008/09 i.e., between 10/1/08 and 9/30/09:

Feb. 13, 2009	2005	(Year 9)	05-12	\$ 85,693.35
Feb.13, 2009	2008	(Year 12)	08-01	\$ 45,314.49
June 4, 2009	2005	(Year 9)	05-13	\$ 9,713.25
June 4, 2009	2008	(Year 12)	08-02	\$ 77,755.54
July 22, 2009	2008	(Year 12)	08-03	\$ 33,806.67
July 22, 2009	2005	(Year 9)	05-14	\$ 56,240.06
Sept 16, 2009	2008	(Year 12)	08-04	\$ 82,218.24
Sept 16, 2009	2005	(Year 9)	05-15	\$ 13,254.30
Sept 16, 2009	2007	(Year 11)	07-06	\$ 526.00

Total spent during FY 2008/09 \$404,521.90

Nov 3, 2009	2008	(Year 12)	08-05	\$ 15,639.28
Nov 22, 2009	2008	(Year 12)	08-06	\$ 4,054.53
Nov 22, 2009	2007	(Year 11)	07-07	\$ 773.60
Dec 7, 2009	2008	(Year 12)	08-07	\$ 3,585.00

Total drawn after 9/30/09 for prior year FY 2008/09 expenses \$ 24,052.41

Grand Total FY 2008/09 Drawdowns \$428,574.31

FY 2008/09 CDBG Administrative Expenses Subject to HUD's 20% Cap:

Date	Grant	Year	Draw #	Amount
Feb.13, 2009	2008	(Year 12)	08-01	\$ 41,729.49
June 4, 2009	2008	(Year 12)	08-02	\$ 43,234.04
July 22, 2009	2008	(Year 12)	08-03	\$ 25,899.67
Sept 16, 2009	2008	(Year 12)	08-04	\$ 13,249.62
Nov 3, 2009	2008	(Year 12)	08-05	\$ 1,676.31
Nov 22, 2009	2008	(Year 12)	08-06	\$ 117.03
				<u>\$125,906.16</u>

The \$125,906.16 outlined above represents 19.9% of the Entitlement Allocation for FY 2008/09 @ \$631,907; therefore, the Town complied with the 20% Administrative Cap.

CDBG Projects & Activities in IDIS System (As Amended):

Over the years, amendments to the Consolidated Plan were made in order to reallocate funds from projects/activities that came in under budget and/or were not needed, to other more urgently needed community improvements and activities. Amendments which constituted a "substantial change were duly noticed in the Sun Sentinel and a 30-day public comment period followed. The HUD Office in Miami was subsequently notified of these changes, and the local budgets were adjusted accordingly. "Non-Substantial" amendments to reallocate funds were duly documented. A cumulative summary of the CDBG budgets, as amended, follows:

CDBG Program Cumulative Drawdown Summary Updated 11/22/09

B-97 Grant \$460,959 (Originally \$513,000)

Date	Year/Grant	Draw #	Amount \$
December 30, 1998	1997 (Year 1)	97-1	\$100,395.46
June 25, 1999	1997 (Year 1)	97-2	\$ 55,705.00
October 12, 1999	1997 (Year 1)	97-3	\$165,700.59
November 8, 1999	1997 (Year 1)	97-4	\$125,174.41
May 2, 2000	1997 (Year 1)	97-5	\$ 6,483.00
Dec. 1, 2000	1997 (Year 1)	97-6	<u>\$ 7,500.00</u>
			\$460,958.46

\$ 460,959.00	Revised Allocation B-97 Grant Allocation as of 7/18/01
<u>\$- 460,958.46</u>	Minus Expenditures
\$.54	100% Expended

B-98 Grant \$ 394,074 (Originally \$ 498,000)

Date	Year/Grant	Draw #	Amount \$
June 25, 1998	1998 (Year 2)	98-1	\$ 42,569.48
October 12, 1999	1998 (Year 2)	98-2	\$ 36,313.79
November 8, 1999	1998 (Year 2)	98-3	\$ 24,107.97

December 6, 1999	1998	(Year 2)	98-4	\$ 559.77
February 17, 2000	1998	(Year 2)	98-5	\$186,150.52
March 24, 2000	1998	(Year 2)	98-6	\$103,472.00
May 2, 2000	1998	(Year 2)	98-7	\$ 899.08
				\$394,072.61

\$ 394,074.00	Revised Allocation B-98 Grant Allocation as of 7/18/01
- <u>394,072.61</u>	Minus Expenditures
\$ 1.39	100% Expended

B-99 Grant \$498,850 (Originally \$ 501,000)

Date	Year/Grant	Draw #	Amount \$
April 7, 2000	1999 (Year 3)	99-1	\$ 82,536.51
May 2, 2000	1999 (Year 3)	99-2	\$ 18,485.58
October 27, 2000	1999 (Year 3)	99-3	\$246,084.24
December 5, 2000	1999 (Year 3)	99-4	\$ 740.89
December 13, 2000	1999 (Year 3)	99-5	\$ 19,012.50
January 4, 2001	1999 (Year 3)	99-6	\$ 17,667.20
January 8, 2001	1999 (Year 3)	99-7	\$ 626.51
Dec. 28, 2001	1999 (Year 3)	99-XX	\$ 29,414.04
March 19, 2002	1999 (Year 3)	99-8	\$ 50,053.00
May 9, 2002	1999 (Year 3)	99-9	\$ 20,670.40
August 20, 2002	1999 (Year 3)	99-10	\$ 11,057.00
			\$496,347.87

\$ 498,850.00	Revised Allocation B-99 Grant Allocation as of 10/2/02
- <u>496,347.87</u>	Minus Expenditures
\$ 2,502.13	99% Expended

B-00 Grant \$622,717 (Originally \$ 507,000)

Date	Fiscal Year/Grant	Draw #	Amount \$
April 9, 2001	2000 (Year 4)	00-1	\$ 46,327.44
Dec. 28, 2001	2000 (Year 4)	00-2	\$ 53,575.56 (See 99-XX)
March 19, 2002	2000 (Year 4)	00-3	\$ 500.00
May 9, 2002	2000 (Year 4)	00-4	\$125,000.00
August 20, 2002	2000 (Year 4)	00-5	\$237,348.35
August 22, 2002	2000 (Year 4)	00-6	\$ 20,995.00
October 31, 2002	2000 (Year 4)	00-7	\$ 8,126.69
June 27, 2003	2000 (Year 4)	00-8	\$ 57,597.95
July 30, 2003	2000 (Year 4)	00-9	\$ 15,900.79
Nov. 19, 2003	2000 (Year 4)	00-10	\$ 14,489.51
June 22, 2004	2000 (Year 4)	00-11	\$ 32,900.00
June 22, 2004	2000 (Year 4)	00-12	\$ 5,399.75
			\$618,161.04

\$ 622,717.00	Revised B-00 Grant Allocation as of 7/18/01
<u>\$-618,161.04</u>	Minus Expenditures
\$ 4,555.96	99% Expended

B-01 Grant Allocation - \$ 583,000.00

Date	Fiscal Year/Grant	Draw #	Amount \$
March 19, 2002	2001 (Year 5)	01-1	\$ 59,342.00
May 9, 2002	2001 (Year 5)	01-2	\$ 25,217.53

August 20, 2002	2001	(Year 5)	01-3	\$ 19,098.79
August 22, 2002	2001	(Year 5)	01-4	\$ 16,827.00
August 22, 2002	2001	(Year 5)	01-5	\$ 27,667.72
October 31, 2002	2001	(Year 5)	01-6	\$ 27,267.96
February 28, 2003	2001	(Year 5)	01-7	\$ 10,276.03
June 27, 2003	2001	(Year 5)	01-8	\$ 56,472.00
July 30, 2003	2001	(Year 5)	01-9	\$ 16,823.50
Nov. 13, 2003	2001	(Year 5)	01-10	\$179,991.46
June 22, 2004	2001	(Year 5)	01-11	\$144,015.54
				\$582,999.53

\$ 583,000.00	Grant Allocation
<u>\$-582,999.53</u>	Minus Expenditures
\$.47	100% Expended

B-02 Grant Allocation \$626,400 (Originally \$ 584,000)

Date	Fiscal Year/Grant	Draw #	Amount \$
February 28, 2002	2002 (Year 6)	02-1	\$ 51,672.47
June 27, 2003	2002 (Year 6)	02-2	\$ 69,159.68
July 30, 2003	2002 (Year 6)	02-3	\$ 15,003.48
November 13, 2003	2002 (Year 6)	02-4	\$122,792.70
November 19, 2003	2002 (Year 6)	02-5	\$ 7,157.29
June 22, 2004	2002 (Year 6)	02-6	\$ 83,225.82
June 22, 2004	2002 (Year 6)	02-7	\$223,010.14
Nov. 23, 2004	2002 (Year 6)	02-8	\$ 20,827.35
Sept. 22, 2005	2002 (Year 6)	02- 9	\$ 2,300.00
May 25, 2006	2002 (Year 6)	02-10	\$ 30,850.00
			\$625,998.93

\$ 626,400.00	Grant Allocation
<u>- 625,998.93</u>	Minus Expenditures
\$ 401.07	100% Expended

B-03 Grant Allocation \$776,000

Date	Fiscal Year/Grant	Draw #	Amount \$
June 22, 2004	2003 (Year 7)	03-01	\$ 88,085.88
June 22, 2004	2003 (Year 7)	03-02	\$ 7,584.33
June 25, 2004	2003 (Year 7)	03-03	\$ 23,475.74
June 30, 2004	2003 (Year 7)	03-04	\$140,817.27
Nov. 23, 2004	2003 (Year 7)	03-05	\$ 14,382.73
Nov. 23, 2004	2003 (Year 7)	03-06	\$176,739.14
July 11, 2005	2003 (Year 7)	03-07	\$ 19,196.43
Sept. 22, 2005	2003 (Year 7)	03-08	\$ 17,969.73
Oct. 12, 2005	2003 (Year 7)	03-09	\$ 540.54
May 25, 2006	2003 (Year 7)	03-10	\$ 2,576.75
July 11, 2006	2003 (Year 7)	03-11 ¹	\$ 16,375.00
July 14, 2006	2003 (Year 7)	03-12	\$ 10,769.87
Oct. 03, 2006	2003 (Year 7)	03-13	\$ 2,240.00
May 08, 2007	2003 (Year 7)	03-14	\$ 11,500.50
June 14, 2007	2003 (Year 7)	03-15	\$180,854.62
June 14, 2007	2003 (Year 7)	03-16	\$ 8,017.50
Oct. 24, 2007	2003 (Year 7)	03-17	\$ 13,528.88
Feb. 26, 2008	2003 (Year 7)	03-18	\$ 1,544.50
June 30, 2008	2003 (year 7)	03-19	\$ 19,348.04
			\$755,547.45

Note .60 Credit Applied

\$ 776,000.00	Grant Allocation
<u>- 755,547.45</u>	Minus Expenditures

\$ 20,452.55

97.36% Expended

B-04 Grant Allocation \$764,000

Date	Fiscal Year/Grant	Draw #	Amount \$
June 06, 2005	2004 (Year 8)	04-01	\$139,299.78
July 11, 2005	2004 (Year 8)	04-02	\$ 34,605.03
July 15, 2005	2004 (Year 8)	04-03	\$ 27,357.39
Sept. 22, 2005	2004 (Year 8)	04-04	\$ 18,503.30
Oct. 12, 2005	2004 (Year 8)	04-05	\$ 21,938.27
Oct. 03, 2006	2004 (Year 8)	04-06	\$ 20,096.01
May 08, 2007	2004 (Year 8)	04-07	\$153,791.00
June 14, 2007	2004 (Year 8)	04-08	\$345,790.00
June 30, 2008	2004 (Year 8)	04-09	\$ 2,619.22
			\$764,000.00

\$ 764,000.00	Grant Allocation
- 764,000.00	Minus Expenditures
<u>.00</u>	100 % Expended

B-05 Grant Allocation \$723,305

Date	Fiscal Year/Grant	Draw #	Amount \$
May 25, 2006	2005 (Year 9)	05-01	\$160,211.70
May 25, 2006	2005 (Year 9)	05-02	\$ 34,202.03
July 12, 2006	2005 (Year 9)	05-03	\$ 35,944.99
Oct. 03, 2006	2005 (Year 9)	05-04	\$ 21,058.01
May 08, 2007	2005 (Year 9)	05-05	\$ 93,548.00
Oct. 24, 2007	2005 (Year 9)	05-06	\$ 14,064.60
Feb. 26, 2008	2005 (Year 9)	05-07	\$ 4,725.50
May 7, 2008	2005 (Year 9)	05-08	\$ 938.00
June 30, 2008	2005 (Year 9)	05-09	\$122,407.01
Nov. 19, 2008	2005 (Year 9)	05-10	\$ 32,440.40
Nov. 19, 2008	2005 (Year 9)	05-11	\$ 1,526.50
Feb. 13, 2009	2005 (Year 9)	05-12	\$ 85,693.35
June 04, 2009	2005 (Year 9)	05-13	\$ 9,713.25
July 22, 2009	2005 (Year 9)	05-14	\$ 56,240.06
Sept 16, 2009	2005 (Year 9)	05-15	\$ 13,254.30
			\$685,967.70

\$ 723,305.00	Grant Allocation
- 685,967.70	Minus Expenditures
<u>\$ 37,337.30</u>	94.84% Expended

B-06 Grant Allocation \$653,710

Date	Fiscal Year/Grant	Draw #	Amount \$
May 08, 2007	2006 (Year 10)	06-01	\$156,883.10
June 14, 2007	2006 (Year 10)	06-02	\$345,821.94
June 14, 2007	2006 (Year 10)	06-03	\$ 27,479.71
June 18, 2007	2006 (Year 10)	06-04	\$ 13,789.06
Oct. 24, 2007	2006 (Year 10)	06-05	\$ 47,742.59
			\$591,716.40

\$ 653,710.00	Grant Allocation
- 591,716.40	Minus Expenditures
<u>\$ 61,993.60</u>	90.52% Expended

B-07 Grant Allocation \$654,088

Date	Fiscal Year/Grant	Draw #	Amount \$
Feb. 26, 2008	2007 (Year 11)	07-01	\$ 86,226.68
Mar 19, 2008	2007 (Year 11)	07-02	\$342,258.88
May 07, 2008	2007 (Year 11)	07-03	\$ 73,040.91
July 02, 2008	2007 (Year 11)	07-04	\$ 19,712.96
Nov. 19, 2008	2007 (Year 11)	07-05	\$ 31,990.11
September 16, 2009	2007 (Year 11)	07-06	\$ 526.00
Nov 22, 2009	2007 (Year 11)	07-07	\$ 773.60
			\$554,529.14

\$ 654,088.00	Grant Allocation
- 554,529.14	Minus Expenditures
\$ 99,558.86	84.79% Expended

B-08 Grant Allocation

Date	Fiscal Year/Grant	Draw #	Amount \$
Feb.13, 2009	2008 (Year 12)	08-01	\$ 45,314.49
June 4, 2009	2008 (Year 12)	08-02	\$ 77,755.54
July 22, 2009	2008 (Year 12)	08-03	\$ 33,806.67
September 16, 2009	2008 (Year 12)	08-04	\$ 82,218.24
November 3, 2009	2008 (Year 12)	08-05	\$ 15,639.28
November 22, 2009	2008 (Year 12)	08-06	\$ 4,054.53
December 07, 2009	2008 (Year 12)	08-07	\$ 3,585.00
			\$262,313.75

\$ 631,907.00	Grant Allocation
\$ 262,313.75	Minus Expenditures
\$ 369,593.25	41.51% Expended

Cumulative Total Drawdowns to Date	\$6,792,672.88	+++++
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\$ 460,959	Revised B-97 Grant Allocation as of 07/18/01
\$ 394,074	Revised B-98 Grant Allocation as of 07/18/01
\$ 498,850	Revised B-99 Grant Allocation as of 10/02/00
\$ 622,717	Revised B-00 Grant Allocation as of 10/02/02
\$ 583,000	B-01 Grant Allocation - Not Amended
\$ 626,400	Revised B-02 Allocation as of 10/02/02
\$ 776,000	B-03 Grant Allocation - Not Amended
\$ 764,000	B-04 Grant Allocation – Not Amended
\$ 723,305	B-05 Grant Allocation – Not Amended
\$ 653,710	B-06 Grant Allocation – Not Amended
\$ 654,088	B-07 Grant Allocation – Not Amended
\$ 631,907	B-08 Grant Allocation - Not Amended
\$ 662,205	B-09 Grant Allocation – Not Amended
\$8,051,215.	

\$ 8,051,215.00	Total Letter of Credit
- 6,792,672.88	Expended to Date
1,258,542.12	84.37% Expended

Timeliness Test – Drawdown Ratio

In regard to the Town's "timeliness measure" for the expenditure of CDBG funds, HUD recently acknowledged that Davie met HUD's required drawdown ratio of 1.5 years of funding available in LOC's at the end of July 2009. The Town's balance of funds (from all years) was only \$1,262,127.12. This accomplishment was due, in part, to the great strides the Town has made in completing the Eastside Lighting Improvement Project, and the acquisition/renovation of the JENNMAR building, which will become the Town's first Neighborhood Service Center.

A summary of a major CDBG-funded project completed in FY 2008/09 follows:

Neighborhood Service Center/One-Stop-Shop – The Town of Davie acquired the JENNMAR Building located at 4700 SW 64 Avenue for the purpose of creating Davie's first Neighborhood Service Center. Since the Town's allocation of CDBG funds was insufficient to fund the entire purchase outright, this project was funded as a multi-year activity. The Town's General Funds were used to "front" the acquisition cost; and, CDBG funds were used to reimburse the Town and fund the renovation costs necessary. All CDBG acquisition funds have been drawn down with the exception of the \$95,334.80 that HUD determined was an "ineligible cost" related to a portion of the facility occupied by CDBG-funded staff. The Town hired CPZ Architects to design the interior renovation of the facility; and, the plans were completed in October 2007. The Town awarded the low bid for the renovation of the One-Stop-Center to Awl Phase Enterprises, Inc. The renovations were completed in October 2009. Lease agreements for Broward County Human Services and Crisis Housing Solutions (Davie's only HUD approved Housing Counseling Agency) were also approved in October. The building was officially opened on December 10, 2009.

Eastside Street Lighting Project – This project has now been fully completed. Decorative acorn-style Washington-base poles were installed in the Potter Park area of Eastern Davie. CDBG funds were used to leverage funds from the Davie CRA and FP&L.

Community Needs Assessment Survey of CDBG Target Areas

The Housing and Community Development Department's Neighborhood Revitalization Program (NRP) staff undertook a comprehensive "Needs Assessment Survey" of the residents living in Davie's three (3) CDBG Target Areas, to determine the services and programs needed to enhance their quality of life. The NRP staff conducted a mass mail-out of the survey in both English and Spanish, which was sent to every resident in the three (3) CDBG Target Areas. Door-to-door surveys were conducted and the overall results follow:

Survey Results

<u>CDBG Target Area</u>	<u>Response</u>
Driftwood	323 surveys completed
Orange Park	225 surveys completed
Eastside	<u>429 surveys completed</u>
Total Surveys	977 total surveys

The survey results were tabulated; and, the community needs for each Target Area were rank-ordered as follows:

<u>Driftwood</u>	<u>Orange Park</u>
1. Crime Reduction	1. Crime Reduction
2. Affordable Childcare	2. Affordable Rental Housing
3. Affordable Rental Housing	3. Mobile Home Repair Grant
4. Healthcare	4. Affordable Childcare
5. First-Time Home Buyers Programs	5. Healthcare
6. Neighborhood Clean-up	6. Home Repair Grants
7. Education/Vocational Training	7. Job Training and Placement
8. Job Training and Placement	8. Food Assistance
9. Credit Repair Counseling	9. Neighborhood Clean-up
10. Food Assistance	10. Recreation Activities
11. GED Courses	11. Educational Vocational Training
12. Home Repair Grants	12. GED Courses
13. Mobile Home Repair Grants	13. First Time Home Buyers
14. Recreation Activities	14. Credit Repair Counseling
15. Affordable Pet Services	15. Affordable Pet Services

Eastside

1. Crime Reduction
2. First Time Home Buyers Program
3. Healthcare
4. Affordable Childcare
5. Affordable Rental Housing
6. Neighborhood Clean-up
7. Job Training and Placement
8. Educational/Vocational Training
9. Food Assistance
10. Credit Repair Counseling
11. GED Courses
12. Home Repair Grants
13. Recreational Activities
14. Mobile Home Repair Grants
15. Affordable Pet Services

Additionally, as a part of the Town's citizen participation process, pre-development public hearings were held in each of the three (3) CDBG Target Areas, and one pre-development hearing was held at a centralized location in the Community Room at Davie Town Hall. A summary of the suggestions, needs, and comments made at those hearings follows:

2008/09 Predevelopment Public Hearings Community Recommendations

Eastside Target Area - 5/13/08

- A resident requested better residential signage for the Eastside/Potter Park area.
- Residents requested the palm trees on the east side of Davie Road be properly maintained and the ficus hedges on Davie Road be trimmed.
- Residents requested the repair of a Town-owned fence on the southern end of the Palma Nova Mobile Home Community.
- Residents requested better landscaping and beautification programs for the Target Area.
- A resident requested that striping on streets be redone to be more visible.
- Residents requested a traffic light be installed in front of the Palma Nova entrance.
- A resident requested a Police Officer be assigned at the Palma Nova exit next to the Texaco gas station on Davie Road primarily at 7:00 AM and 8:30 AM (traffic congestion).

Driftwood Target Area - 5/14/08

- Residents requested the construction of a subsidized child day care center.
- Residents requested new playground equipment and toddler play equipment for the Ehlinger Public Housing Complex.
- Residents requested a traffic light be installed on Davie Road and 75th Avenue.
- Residents requested the installation of four-way stop signs at Davie Road and 75th Avenue.
- Residents of Ehlinger requested the installation of patio enclosures at the rear of the units to provide privacy and security.
- Residents requested signage and flashing lights to inform motorists of children playing in the area. Signs should be placed at the entrance to the Ehlinger complex.

Orange Park Target Area - 5/28/08

- Residents requested the Orange Park Community Center be renovated.
- Residents requested that a Code Compliance Officer be permanently assigned to the Target Area.
- Residents requested additional bulk pick-ups for the Target Area
- Residents requested that the N-29 canal project be funded (project funds were vetoed by Gov. Christ)
- A resident requested the purchase a GPS for the Fire Department to assist them in locating mobile homes in the area during fires.
- A resident requested informational signs be placed at 8th and 130th or 8th and 133rd Avenue.
- Residents requested Police Officers on bicycles, golf carts, or motorcycles patrolling the Target Area.
- Residents requested additional bus transportation services.
- Residents requested that a basketball court be installed at the 8th Street park site.

Rental Housing Surveys:

In April 2009 the Department undertook a new rental survey to keep track of rental increases, condo conversions, and the number of vacancies. Survey forms were mailed to all apartment owners/managers, licensed by the Town. The 2009 survey revealed that Davie's median rent was now \$1014. This represents a 4% increase in rents from the 2008 Survey. A summary follows:

APT NAME ADDRESS PHONE/FAX	TOTAL # OF UNITS	RENT AMOUNT	RENT AMOUNT	RENT AMOUNT	RENT AMOUNT	RENT AMOUNT	UTILITIES	SECURITY DEP REQ	PETS
Market Rate Rentals		EFF.	1- BED	2-BED	3-BED	4-BED	YES / NO	YES/ NO	YES/ NO
New River Cove Apartments 3711 SR 84 Davie, FL 33312 (954) 581- 5554(Office)	316		(104) units \$920	(144) units \$1,145	(68) units \$1,485		No	\$600-\$800 security Appl Fee \$40 and \$425 Move In Fee	Yes \$500 Depos it
Palm Trace Landings 6351 Palm Trace Landing Drive Davie, FL 33314 (954) 327- 7256(Office) -	728		(152) units \$960	(390) units \$1190	(186) units \$1360	(40) units \$1930	Trash	\$600-\$800 Dep varies plus \$350 adm fee, \$75 application fee	Yes \$500
Bala Gardens 4199 SW 67th Avenue Davie, Florida 33314; Mail to: 12555 Orange Drive, #222, Davie, FL 33314 (954) 605-3325	89		(62) units \$750	(27) units \$925			Water, Sewer and Trash	Yes \$750 to \$925	Yes \$300
Diane Beston 4661 SW 66 Avenue, Davie, FL 33314; Mail to: 4301 Thomas Street, Hollywood, FL 33021(305) 987-6239				(6) units \$875			No	Yes \$875	Yes Cats
3791 and 3251 SW 59 Terrace, Davie, FL 33314 (954) 649-1923				(8) units \$800			No	Yes \$800	Yes
Cameron Cove Apts. 2571 SW 79th Ave. Davie, FL 33314 (954) 475- 3133(Office)	221		(220) units \$1,000	(1) unit \$1390			No	Yes \$300 minimum	Yes \$300; \$100 app fee; \$350

Canard Apts. 3740-60 SW 61st Ave., 3711-21-31- 41& 3801-81 SW 60thTerr. (954) 718- 2676(Office) (954) 614- 4037(Cell)	58	(4) units \$770	(54) units \$850		Trash	Yes \$950 ; \$50 application fee	No
College Square Apts. 6600 SW 39th Street Davie, FL 33314 (954) 584- 6374(Office & Fax)	64	(40) units \$790	(24) units \$890		Water and Sewer	Yes One Month's Rent	Yes
Colonial Village 7550 Stirling Rd., #C107 Davie, FL 33024 (954) 432- 5100(Office)	112	(49) \$840	(49/14) \$960- \$1040		None	Yes \$500 Appl \$100 Admin \$200	No
Conquistador Apts. 7400 Stirling Road Davie, FL 33024 (954) 432- 7822(Office) (954)	318	(56) units \$750	(113) units \$840	(149) units \$925	Water Sewer Trash	Yes \$900- \$1100	No
Countryside Apts. 5621 & 5661 & 5841 SW 36th Court Davie, FL 33314 (954) 472- 9093	40		(24) units \$750	(16) units \$875- 900		Yes \$1,000 & First Month's Rent	U/K
Courtyards 6920 SW 39 Street Davie, FL 33314 (305) 777- 3858(Office)	31			(31) units \$1175- 1300		Yes First Month's Rent	Yes
John Damm	8		(8) units \$825			Unknown	No
Fasano Apartments 4050 SW 61 Avenue Davie, FL 33325	6		(6) units \$600			Yes \$600 & First Month's Rent	No
Ferdara Holdings, 4288 & 4289 Davie Road	6	(2) units \$700	(4) units \$880	(2) units \$1,000	No	Yes One week rent	No

Frontier Village Davie Road Davie, FL 33314	6	(1) unit \$730	(4) units \$740- \$910	(1) unit \$850	Trash	Yes One Month	Yes Cat
G&L Apartments 5771 SW 36 Avenue Davie, FL 33314 (954) 450- 1952	12	(8) units \$700	(4) units \$760		Trash	One Month Rent	No
Gardens at Nova 6701 College Court Davie, FL 33314	140	(140) units \$1250			No	\$800 and \$75 application fee	No
Green Roof Apartments 3670 SW 61 Avenue Davie, FL 33314	4	(4) units \$850			No	\$1600 first and last month rent	Yes
Chacko Jacob 3710 SW 61 Avenue Davie, FL 33314 (954) 252-6789	4	(4) units \$875			No	\$1000 security deposit	No
HMM Apartments 3680/3700 SW 61st Ave, 3740/3750/3760/3 800 SW 60th Ave, 3700, 3680 SW 61 Avenue, Davie, FL 33314 Mail To: H. Martin Murray 6031 SW 20 Street, Plantation, FL 33317 (954) 290-1070	20	(20) units \$800			Trash	Yes \$900	Yes
Tom Hadue (No Name) 4875 & 4931 SW 65th Avenue Davie, FL 33314 (954) 472-6568	10	(9) units \$600 -800	(1) unit \$650		Water/ Sewer	One Month Security	Yes/ No
J & M Enterprises 3661 & 3671 SW 59th Terrace, 5691, 5711, 5871 & 5899 SW 36th Court Mail To: Rodriguez 192 Wildwood Cove,	56	(32) units \$660	(24) units \$800		Trash	Yes Equal to Rent and Last Month Rent	No

Mooreville, NC
28117 (704) 528-
6147

Idiculla & Mariamma John (No Name) (12) 3700 SW 60th Ave, 3672 & 3720 SW 61st Ave.	12	(12) units \$800- \$850			trash	Yes One Month Rent and One Month Security	No
Marlboro Estate Apartments 4151 SW 67th Ave., #102 Davie, FL 33314 (954) 791- 7304(Office)	89	(62) units \$750	(27) units \$925		Davie Water & Sewer and Trash d	Yes One Month's Rent Depending on Credit	Yes \$150 pet deposi t
Nova Place LLC 3660 SW 60 Avenue Davie, FL 33314 Condo Conversion	2		(2) units \$900		No	Unknown	No
The Palms (Cameron Palms Apts.) 11000 Cameron Court Davie, FL 33324 (954) 916- 4022(Office)	340	(132) units \$960	(148) units \$1300	(60) units \$1450		Security Deposit \$100- \$300 and \$275 app fee	Yes
Poincianna 208, LLC 2660 S. University Drive Davie, FL (954) 723- 9110(Office)	208					Condo Conversion	
Sunforest Apartments 2750 SW 73rd Way Davie, FL 33314 (954) 424- 0551(Office) (954) 476- 8145(Fax)	494	(247) units \$101 4	(247) units \$1,270		No	Yes \$600-\$700	Yes \$500 Breed Restri cted
Villa Nova Apartments 6840 Nova Drive Davie, FL 33317 (954) 773-4315; (954) 530-0720	53		(53) units \$1100		Trash	Yes \$800 Security Deposit plus \$275 Application Fee	Yes

YIP's 3750-3760 SW 63 Avenue Davie, FL 33314 (954) 802-0235	8	(8) units \$700	(6) units \$975- \$1,030		No	Yes \$1400 First & Last Month Rent	Yes
4030 SW 61 Avenue Davie, FL 33314	8		(8) units \$900		No	Yes \$900	Yes
6551 SW 46 Street Davie, FL 33314	4		(4) units \$900- \$950		Septic	Yes One Month Rent	Yes

Market Rate Average Rentals in Davie as of May, 2009	3,120	\$748	\$920	\$1,126	\$1,402	\$1,930
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Market Rate Median Rents by Number of Bedrooms as of May, 2009	3,120	\$750	\$960	\$1014	\$1,145	\$1,935
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Market Rate Median Rents as of May, 2009	\$1,014
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Affordable Low
Rent Section 8
Rental Housing

Seminole Acquisition Corp (EL Jardin Apts.) 3300 El Jardin Drive #4, Davie, FL 33024 (954) 437- 6110(Office) 9954) 437-8225(Fax)	236	(20) units \$792	(216) units \$905		Davie Water/ Sewer and \$11 Elect.	Based on Income Section 8	No
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Stirling Apartments 7350 Stirling Road Davie, FL 33024 (954) 430-5996	250		(172) units \$945	(78) units \$1,099	trash	Yes \$1200- \$1300 and \$300 Reservation Fee	No
Summerlake Apartments 5941 Summer Lake Drive Davie, FL 33314 (954) 581-5072	108		(17) units \$878	(91) units \$1,005		Yes \$85-\$106 for electric, water & sewer	No

Average Low Income (Sec. 8) Rentals by Bedrooms in		\$792	\$920	\$1,048
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Davie as of June,
2009

Median Rentals
for Affordable
Rents as of June,
2009

\$920

Mobile Home Park Surveys:

During May, 2009, the Department of Housing and Community Development mailed-out "Mobile Home Survey" forms to twenty-three (23) of the twenty-eight (28) Mobile Home Parks licensed by the Town's Occupational License - Development Services Department. Although there are 28 Mobile Home Parks in Davie, four (4) have no homeowner's association/office, and two are privately owned communities where each resident owns a mobile home on an acre of land; therefore, they were not included in this statistical analysis. Nineteen (19) Mobile Home Park Surveys were returned and analyzed in 2009, provide an 68% sample of the total of 28 mobile home Parks in Davie. For statistical purposes, a sampling in excess of 15% is considered to provide a clear picture of the housing costs. The survey revealed that the lot rents in Davie averaged \$571 during 2009, yielding a median lot rent of \$588. According to the last survey in June 2008, the median lot rents were \$550. This represents a 7% increase in lot rents since the last survey. The following Parks have no homeowner's association/office; however, there are 305 mobile homes located in these parks.

- Alander Subdivision
- Carlan Mobile Home Park
- Cinnamon Tree Estates
- Saga Estates

The purchase prices for mobile homes (both new and used) in 2009 ranged from \$5,000 to \$150,000; and, the median purchase price for a mobile home (irrespective of size or width) in 2009 is \$27,000. This is in stark contrast to the 2008 survey which revealed that the purchase price for mobile homes (both new and used) in 2008 ranged from \$19,750 to \$103,749; and, the median purchase price for a mobile home in 2008 (irrespective of size or width) was \$41,993 which is higher than in 2009.

Mobile Home Survey – July 2009

Mobile Home Park	# of Units	Lot Rents	Sales Prices
Cheron Village 13222 SW 9 th Court Davie, FL 33325 (954) 474-3110	202 Lots	\$675-\$685	\$54,000-\$114,000
Driftwood Mobile Home Park 4800 Griffin Road Davie, FL 33314 (954) 792-6133	Unknown	Unknown	Unknown
East Pine Ridge 4800 S. Pine Island Road Davie, FL 33328 (954) 434-2432	75	\$510-\$540	No Information
Everglades Lakes 2900 SW 52 nd Ave. Davie, FL 33314 (954) 584-6215	612 Lots 12 Unoccupied	Unknown	Unknown

Garden Park Estates	N/A	N/A	Private 1/ac
Grove Park Estates	27	N/A	Private 1/ac
Kings Manor Estates 12500 State Rd. 84 Davie, FL 3325 (954) 472-5624	314	\$591-\$600	No Information
Moonlight Ranches/Southern 4651 Griffin Road Davie, FL 33314 (954) 581-1834	54	No Information	No Information
Orange Blossom 6651 SW 45 th Street Davie, FL 33314 (954) 581-0110	101 lots 2 Unoccupied	\$540	No Information
Orange Park Club, Inc. Stahl Family Limited 500 SW 130 th Avenue Davie, FL 33325 (954) 463-6569	76 lots	\$350-\$450	Not Applicable
Orange Park Club (American Mobile Homes Information Rentals) 13281 SW 8 th Street Davie, FL 33325 (954) 472-2134	39 Lots	\$375-\$425	\$6,000-\$15,000
Palm Haven Mobile Homes 4791 SW 82 nd Avenue Davie, FL 33328 (954) 452-0300	78 Lots	\$510-\$540	No Information
Paradise Village 12850 State Rd. 84 Davie, FL 33325 (954) 472-2900	452 53 Unoccupied	\$600-\$700	\$5,000-\$150,000
Park City Estates 8640 SW 20 th Street Davie, FL 33324 (954) 473-6800	1202	\$51-\$94 Maintenance Fees for Common Areas Only	No Information
Rexmere 11300 Rexmere Boulevard Davie, FL 33325 (954) 817-0770 Joy Julian	774	\$600-\$700	\$5,000-\$150,000
Seminole Health Club 3800 SW 142 nd Avenue Davie, FL 33330 (954) 473-0231	70 Lots	\$600-\$1100	N/A
Sunshine Village 13453 SW 5 th Street Davie, FL 33325	356 Lots 120 Unoccupied	\$588	\$27,000-\$29,900

(954) 472-7353

Swaying Palms 4851 Griffin Road Davie, FL 33314 (954) 581-1834	79 Lots 3 Unoccupied	\$543-\$553	No Information
Twin Lakes 3055 Burris Road Davie, FL 33314 (954) 587-0101	250	\$591	Unknown
Western Hills Estates 13000 SW 5 th Court Davie, FL 33325 (954) 472-7151	406 Lots	\$595-\$770	\$14,000-\$40,000
*Orange Park Area	305		
Average Rentals		\$571	\$27,000 (New or Used)
Median Rentals		\$588	

Davie's Affordable Housing Incentive Strategy:

Davie's Affordable Housing Incentive Strategy was amended and restated on three (3) occasions in order to expand the incentives for developers of affordable housing. The highlights of the Town's Incentive Strategy include:

- Definition of Affordable Housing: Monthly rent or mortgage payments (including taxes and insurance), which do not exceed 30% of the households annual gross income.
- Expedited Permits for Affordable Housing Projects: The Town adopted a "one-stop-permitting process" in 1998; and, the Housing and CD Director now guides affordable housing developers through the process and "expedites them to a greater degree than other projects".
- Waiver/Modification of Impact Fees: The Director of Housing and Community Development will carefully review all prospective affordable housing projects, to verify their level of benefit and period of affordability. The waiver of all fees e.g., Park and Recreation Impact fees, Design Review and Site Plan Processing Fees, Engineering Review Fees, Building Permit Fees, etc., will be based on this review. It is acknowledged that the only fee that may not be waived for Affordable Workforce Housing is Water and Sewer Impact Fees; however, nothing prohibits the use of the Town's SHIP or HOME funds to pay these impact fees in order to reduce the cost of the housing. Deed restrictions or other covenants may be required of all developers to ensure that the level and period (length) of affordability is maintained.

Davie's Affordable Housing Incentive Strategy was amended and restated to reflect that "An Affordable Housing Certification will be issued by the Housing and Community Development Director, if appropriate; and, Affordable Housing Flex Units (AFU's) and/or Flex in Reserve Units will be allocated based on this Certification Process."

The Director of Housing and Community Development will carefully review all prospective affordable housing projects, and verify their level of benefit and period of affordability. The waiver of all fees i.e., Park and Recreation Impact fees, Building Permit Fees, etc., will be based on this review. Deed restrictions or other covenants will be required of all developers to ensure the level and period (length) of affordability is maintained.

- Administrative waivers and variances: The Affordable Housing Advisory Committee recommended that Code Section 12-308 (b) (1) i.e. "Administrative waivers or variances" be amended to permit a waiver of up to 25% of that permitted by Code, for affordable housing initiatives only. The Committee also supported the spatial deconcentration of affordable housing units, and recommended their integration into existing neighborhoods in a cohesive manner.

- Consideration of policies and procedures that have a significant impact on the cost of housing: The Development Services Director identifies items which may impact housing, and sends them to the Housing and Community Development Director to evaluate for consistency with the Town's *Consolidated Plan*, and to identify potential impediments, and actions which could increase the cost of developing affordable housing.
- List of publicly-owned land suitable for affordable housing: A list of property suitable for affordable housing is retained by the Housing and Community Development Office, (periodically updated), so that current and future uses are identified, as well as deed-related or other restrictions on the land.

Affordable Housing Incentives Provided in Davie:

- Since adoption of the Affordable Housing Incentive Plan, the Housing and Community Development Department has worked diligently to provide financial incentives for developers of affordable housing, to encourage the provision of quality, affordable housing for Davie's lower-income residents. The Town has waived over \$6,326,952 in fees and other incentives, as follows:
 - \$ 316,426 - New Rental Housing Subsidies & Waivers
 - \$ 279,544 - Davie CRA Homes – Predevelopment
 - \$ 10,000 - Davie CRA Homes – Building Permit and Related Fees
 - \$ 35,000 – 2005 DRI Mobile Home Repair/Replacement Program
 - \$1,301,614 - Habitat for Humanity Single-Family Homes
 - \$2,866,244 - Home Repair/Barrier-Free Grants
 - \$ 75,505 - Home Repair Barrier-Free Fee Waivers
 - \$ 408,875 - Public Housing Improvements
 - \$ 35,744 - Public Housing Fee Waivers
 - \$ 892,000 - Purchase Assistance Program
 - \$ 106,000 - Villas of Palomino New Townhomes – Fee Waivers

The following summarizes the Town's progress in providing affordable rental and homeownership housing opportunities since the H & CD Office was established:

- Stirling Road Apartments, 250 units of affordable rental housing were completed in June of 2000. It was financed with Federal Low-Income Housing Tax Credits (LIHTC); Tax-Exempt Bonds; SHIP Funds; and, the Town waived impact fees (\$123,000) and provided \$19,750 in permit fees.
- Summerlake Apartments, 108 units of affordable rental housing located on 61st Avenue in the Eastside Target Area. The Town used \$100,000 of it's SHIP funds to leverage \$350,000 in Broward County SHIP Funds, for pre-development assistance; assisted the developer in obtaining 5.6 M\$ in Tax-Exempt Bonds; and, the Town waived impact fees (\$126,000+) and provided \$19,750 in permit fee waivers.
- The "Harmony Village Community" Redevelopment/Revitalization Plan, which includes the development of 22 single-family homes on a 4.2 acre site on Davie Road in the Driftwood Target area. Completed in 2005, the Town donated the site, paid for the infrastructure using SHIP funds, and provided in-kind labor and related services.
- The Housing Element of the Town's Evaluation and Assessment Report (EAR) was amended/expanded to expand the goals and objectives related to the provision of affordable rental and homeownership housing and workforce housing. A goal of 20% of all new residential housing be affordable units, was established.
- The Town adopted a Transit Oriented Corridor (TOC) Plan for Eastern Davie along State Road 7, which has a mandatory set-aside of 15% of the units to be affordable rental or homeownership housing.
- The SHIP Program in Davie encompasses the following programs:
 - Single-Family Home Repair/Housing Rehabilitation Program
 - Barrier-Free Housing (Removal of Impediments)
 - Town-Wide Purchase Assistance (First-Time Homebuyer) Program, and
 - New Construction of Affordable Rental Housing
 - New Construction of Affordable Single-Family Homes, Townhomes, Condos

- 140 homes have been renovated under the Town's SHIP-funded Single-Family Repair Program, and three (3) are currently under construction.
- The Davie Town Council designated the Housing and Community Development Director to serve as the "liaison" for developers of affordable housing, to ensure that their projects would be expedited to a greater degree than other projects in Davie.
- The Town and the Broward County Housing Authority are working on improvements to Ehlinger Apartments (Public Housing) in the Driftwood Target Area, as part of the Revitalization Plan for that neighborhood; and, central air-conditioning was installed. The BCHA is will be redeveloping Ehlinger and increasing the amount of affordable housing units from 100 to 150.
- Under the Town's 2005 CDBG Disaster Recovery Initiative (DRI) Single-Family Repair Program seven (7) units have been completed and two (2) units are under construction.
- Davie's CRA developed twelve (12) two-story homes in the Eastside Target Area along SW 43rd Street, west of SW 55th Avenue. The CRA provided the land at no charge, and the homebuyers received SHIP grants of up to \$56,000 depending on their income, from down-payment assistance.
- On April 5, 2006, the Davie Town Council adopted Resolution R-2006-109 increasing the maximum purchase price limits for the State Housing Initiatives Partnership (SHIP) Grant Program to \$280,462. Additionally, the Town increased the average and maximum grant allocations for each program strategy, in order to keep pace with increased housing costs. Finally, the Town amended the Affordable Housing Incentive Plan to expand the number and type of fee-waivers to encourage the development of affordable workforce housing. Davie now waives 100% of all processing, site plan, and building permits fees for affordable housing developments.
- In order to stay abreast of the growing "affordable housing crisis" in South Florida, the Housing and Community Development hired a firm to undertake a residential home purchase price analysis. This document was prepared on May 4, 2009; and, it analyzed residential real estate transactions for the period of July 2008 through March 2009. Based on this analysis, the "average" purchase price for new homes/condos was \$566,350 and \$298,414 for existing homes/condos.

Housing Projects Completed/Underway in FY 2008/09:

Program	Units	Unit Cost	Funding	Source
Home Repair Program	7 Homes	\$ 40,000	\$ 217,795	SHIP
Home Repair Program	7 Homes	\$ 42,000	\$ 249,688	DRI
Purchase Assistance Program	9 Homes	\$ 40,000	\$ 420,587	SHIP
Purchase Assistance Program	7 Homes	\$ 40,000	\$ 280,000	HOME
Barrier-Free Program (Rehab)	3 Homes	\$ 40,000	\$ 114,508	SHIP
Homeless Prevention	68 Homes	\$ 600	\$ 40,000	CDBG
Counseling/Credit Enhancement	20 Homes	\$ 500	\$ 10,000	SHIP
Fair Housing Educ/Training	60 Homes	\$ 100	\$ 6,000	CDBG

Hurricane Preparedness:

The Town of Davie has over 23,000 mobile home residents, representing a quarter of the Town's overall population. Many mobile home residents are single mothers, elderly, or disabled persons on fixed incomes, who rely on this form of "affordable housing". In an attempt to better protect the population living in this vulnerable housing stock, the Housing and Community Development Department developed a new and swift approach for evacuating all 29 mobile home parks once a "Hurricane Warning" is issued. In conjunction with the Memorial Healthcare System (MHS), the Town assembled a 17-member volunteer team that mobilizes under the Direction of the Housing and Community Development Director, when the Town's Emergency Operations Center (EOC) Director orders the "mandatory evacuation" of mobile home parks. Once the Town receives notice that the Red Cross has opened shelters, evacuations begin.

This evacuation plan divides the Town into zones of about four (4) mobile home communities each. Teams of two (2) persons are dispatched into each zone; and, the teams post and distribute evacuation notices at each mobile home community, and coordinate transportation of residents to the Red Cross Shelters. This process, not only

alleviates the burden on the small Housing and Community Development Staff, it expedites the evacuation process. Many of the MHS volunteers live in the Town of Davie, and they understand the vulnerability of mobile homes during a storm. The MHS volunteers ensure that each resident has the opportunity to safely reach a designated shelter or other alternative space.

Given the magnitude of Hurricane Wilma's devastation in South Florida (particularly Broward County), the Town's evacuation efforts saved countless lives that may have been lost if the residents had stayed in their vulnerable mobile homes. Davie alone, lost over 832 mobile homes i.e., that were completely destroyed, as well as extensive damage to homes, and apartments.

2005 Disaster Recovery Funds – Hurricane Wilma:

Public Law 109-148, approved on December 30, 2005, allocated funds for the "2005 Disaster Recovery Initiative". DCA is administering this program on behalf of the State of Florida; and, Broward County is slated to receive \$22,163,887. DCA is requiring that each County serve as the lead agency to submit a county-wide application on behalf of all eligible municipalities within their jurisdiction. Two (2) meetings were held by Broward County to finalize the allocation distribution process; and, a formula was developed that would yield \$3,309,741 to the Town. Davie sustained the greatest number of damaged units, destroyed mobile homes, and uninsured disaster victims @ 1,328 residential units; yet, Davie did not receive the proportionate share of the Disaster Recovery funds.

The Town of Davie sustained the greatest number of damaged/destroyed residential units in the County, and the Town is still struggling to re-house displaced Hurricane Wilma victims as there is little to no comparable affordable replacement housing units available. The rental vacancy rate is extremely low due to recent condo conversions; and, landlords are capitalizing on the demand for units by raising their rents. Most of Davie's 832 mobile homes affected by Wilma were completely destroyed, and the residents were permanently displaced. Sadly, the majority of the residents were low-income families and the elderly and/or disabled, who were uninsured; and, they lost everything.

The Town did not concur with the County's distribution formula for the 2005 Disaster Recovery Initiative, as Davie sustained the greatest number of damaged units, destroyed mobile homes, and uninsured disaster victims, yet did not receive the proportionate share of the funds based on this data. Although the Town does not feel the County's formula properly allocated the Disaster Funds based on actual Hurricane damage sustained within the municipalities, we agreed to move forward with the County's process given the impending deadline to DCA and so as to not injure other municipalities who legitimately sustained Hurricane Damage.

The Town's Housing and Community Development Office has done an outstanding job of assisting uninsured, disabled, elderly, and other at-risk Davie residents displaced by Hurricane Wilma, despite the lack of adequate financial resources or manpower. Without the 2005 CDBG Disaster Recovery Funds, the Town is unable to recover from this disaster.

On 8/2/06, the Davie Town Council adopted a Resolution authorizing the Town's Director of Housing and Community Development to submit Davie's Grant Application for 2005 CDBG Disaster Recovery Initiative (DRI) Funds to Broward County, who collectively submitted an application representing all Broward municipalities to the State of Florida Department of Community Affairs (DCA) in August 2006.

The Town's Director of Housing and Community Development was authorized to act on behalf of the Town in all matters related to the grant application process, to prepare all necessary grant documents, housing plans, programs and projects, etc., necessary for the implementation of disaster recovery housing initiatives.

Update on 2005 Disaster Recovery Initiative (DRI) Programs:

\$ 1,275,000 Mobile Home Repair or Replacement Program - Funds to repair mobile homes, or, if the mobile home cannot be brought up to code (i.e., wind-storm rated) the grant would cover the cost to remove the sub-standard unit, purchase of new unit, and installation. The Town was successful in securing 75 new fully furnished single-wide wind-storm resistant FEMA mobile homes valued at \$50K, paying only \$500 per unit. This was a huge coup for the Town and its residents. Project Complete, 73 units completed and awaiting the reallocation of additional funds from Broward County to assist 18 more Davie Hurricane victims on program's waiting list.

- \$ 225,000 Relocation/Rental Assistance Program - Financial assistance to disaster victims for either replacement housing e.g. rental assistance. Project Status: 53 Davie residents served, project complete.

- \$ 480,000 Home Repair Hardening Program - Home-repair program targeted at “hardening” existing single-family homes/townhomes/condos with hurricane resistant materials, e.g. roofing, hurricane shutters, windstorm rated windows. Project Status: 9 applications have been submitted and 5 homes are under construction.

- \$ 540,000 Purchase Assistance for Mobile Home Owners - No clients remain in Program. Request to transfer all funds (\$540,000) to the Mobile Home Repair/Replacement Program has been forwarded to Broward County. Approval expected.

- \$ 789,741 Generators for Essential Public Facilities - Provide permanent generators for EOC’s, Emergency Shelters, e.g., Pine Island Community Center, Fire Administration (secondary EOC) Ivanhoe Fire Station #91, and Neighborhood Service Center. The project is underway and the projected completion date is 2/1/10.

2nd Round of Disaster Recovery Initiative (DRI):

The Town has been allocated an additional \$3,155,208 DRI Funds. The funds will be used for hardening existing single family homes for income-eligible Davie residents.

Fair Housing Education and Outreach Initiatives:

Davie’s “Analysis of Impediments to Fair Housing Choices” was predicated on the fact that equal access to residential housing is fundamental to meeting the overall needs of a community. The Analysis concluded that there are two main barriers to fair housing choices in Davie: 1) housing affordability is a major concern, and 2) many Davie residents pay in excess of 30% of their gross income for their housing and related costs e.g. rent plus utilities, or mortgage plus principal, interest, taxes, and insurance. This is particularly true in the rental market in Davie, where rents are higher (on average) than the balance of Broward County, and where there is a significant “gap” between the HUD Fair Market rents, and the current market rents.

Accessibility to home mortgage financing was also noted in the Analysis of Impediments to Fair Housing Choices, as it appears to be an on-going regional problem for lower-income and minority households. This “global” impediment was also noted in the Home Mortgage Disclosure Act (HMDA) data where minority and low-income individuals were denied financing at higher rates than other applicants.

The following fair housing initiatives have been undertaken:

- FY 2008/09 brought about a new emphasis on “Fair Housing Education”, especially for young people. The Town-wide Fair Housing Poster Contest actively engaged Elementary School Children, encouraging understanding of their right to live where they choose, with dignity and respect. This well publicized event brought about a great deal of attention to the subject of housing discrimination; and, instilled values of “fairness” and “friendship” among children from diverse backgrounds and cultures, during their formative years. The winners were honored at a Town Council Meeting which was on Cable TV.

- The Town passed its first Fair Housing Ordinance on July 29, 2009 with the assistance for Housing Opportunities for Project Excellence (HOPE) Inc. Copy of Ordinance attached.

- The Town continued to partner with Housing Opportunities for Project Excellence (HOPE) Inc., to conduct fair housing seminars geared at lenders, realtors, and housing providers, the Center for Independent Living of Broward Co.; the NOVA Southeastern University’s Sheppard Broad Law Center; and the Housing Finance Authority of Broward County (First-Time Home Buyer Workshop).

- HOPE hosted a Fair Housing Landlord-Tenant Training for Davie landlords and renters on May 14, 2009.

- The Town participated as one of the sponsors for HOPE annual Fair Housing symposium and luncheon April 17, 2009.

- The Town's Analysis of Impediments to Fair Housing Choices (AI) was re-evaluated and the AI was subsequently expanded and a schedule of events (milestones) was added.
- The HOPE Hotline (free telephone assistance) continues to serve as the screening arm of the agency's Private Enforcement Housing Discrimination Initiative.
- The Housing Element of the Town's Evaluation & Assessment Report (EAR) was amended/expanded to include new policies related to removing impediments to fair housing, providing fair housing education/outreach services, and regional strategies to address homelessness. A goal of 15% affordable/workforce housing was established and ultimately enacted through codification of Town Ordinances.
- Officials from HUD and HOPE, Inc. received Proclamations each April declaring Fair Housing Month in Davie. A mass mailing was also undertaken in April 2009, and literature was sent to schools, churches, realtors, etc. advising them of Fair Housing Month, and providing posters for their Bulletin Boards.
- The Town's listing of local lending institutions and realtors was updated so that they can be invited to participate in future fair housing education seminars, where educational materials on the various fair housing laws and requirements will be provided.
- A listing of other organizations and individuals, including neighborhood groups, home-owners associations, social service providers, etc., was finalized. Hopefully, this information can be used at a later time to identify impediments to fair housing choices at the neighborhood level.

Fair Housing Poster Contest:

In April of 2009, the Department partnered with H.O.P.E., Inc. for the fifth annual "Fair Housing Poster Contest" for children attending the various community centers located in the three CDBG Target Areas. This year children ages 8-12 were shown an educational video with a fair housing theme. They were then given the opportunity to draw a poster showing their understanding and perspective of the meaning of Fair Housing. The winner from each Community Center received an \$80 Gift Certificate, and then went on to compete in the Town-wide competition. The grand-prize winner received an additional \$100 Gift Certificate, the second place winner received \$75 gift certificate, and the third place winner received a \$50 gift certificate. Every child who participated in this event received a Certificate of Participation i.e., Honorable Mention.

On April 15, 2009, the grand prize winners were acknowledged at the Davie Town Council Meeting, and presented with a certificate and their gift certificates. Keenya Robertson and Brenda Cleaver of HOPE, Inc., were also honored and present. This Council Meeting was broadcast via Cable-TV to all Davie residents. The Town's Newsletter, the Davie Update for the quarter ending Summer 2009, featured a photo of the Fair Housing contest winners with the Mayor and members of the Town Council.

The following is a list of the Town-Wide 2009 Fair Housing Poster Contest Winners:

- | | | |
|----------------|------------------|--|
| • First Place | Isabaele Edouard | Davie P.A.L. |
| • Second Place | Alondra Lorenzo | Florence DeGeorge Boys and Girls Club |
| • Third Place | Nina Vales | Rick and Rita Case Boys and Girls Club |

Officials from HOPE, Inc. and HUD received Proclamations declaring April 2009 Fair Housing Month in Davie. A mass mailing was also undertaken in April 2009, and literature was sent to HOAs, landlords, schools, churches, realtors, etc., advising them of Fair Housing Month, and providing posters for their Bulletin Boards.

The Department's listing of local lending institutions and realtors was updated in 2009 so that they can be invited to participate in future fair housing education seminars, where educational materials on the various fair housing laws and requirements will be provided. A listing of other organizations and individuals, including neighborhood groups, home-owners associations, social service providers, etc., was finalized. Hopefully, this information can be used at a later time to identify impediments to fair housing choices at the neighborhood level.

Removal of Barriers to Affordable Housing:

In an effort to remove barriers to affordable housing the Town will continue to implement its "Affordable Housing Incentive Plan" and will undertake the following actions:

- ensuring provision of low-and moderate-income housing in the Comprehensive Plan by enforcing the new Inclusionary Zoning Ordinance that mandates 20% of all new housing developed be affordable or workforce housing;
- ensuring compliance of 15% affordable housing for all residential units in the Transit Oriented Corridor (TOC);
- ensure a 20% set-aside for affordable housing in the Regional Activity Center (RAC) in Eastern Davie;
- expedited permits for affordable housing and workforce housing developments;
- encouraging development of vacant land for affordable residential uses;
- waiving all planning, processing, and permitting fees, and waiving recreation impact fees for affordable housing projects;
- payment or rebate of Water/Sewer Impact Fees for affordable/workforce housing units;
- providing for sufficient multi-family development for future needs in the Future Land Use Map;
- ensuring the streamlining of the development review process in the Comprehensive Plan;
- preserving the existing housing stock through code enforcement and housing rehabilitation;
- implement recommendations of the Affordable Housing Advisory Committee (AHAC).

The Town of Davie affirmatively furthers fair housing opportunities and works to identify any impediments to fair housing choices. Impediments to fair housing include "any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices".

Foreclosures:

In 2008, Florida had the nation's second highest foreclosure rate, according to the RealtyTrac U.S. Foreclosure Market Report. In addition, in the first quarter of 2009, Broward County was one of five counties which accounted for 47 percent of the state's overall foreclosure activity. Foreclosure trends in Davie mirrored the increases in both the state and county. 2009 is expected to yield a longer real-estate recession. The culprit is no longer subprime loans, but homeowners with fixed-rate mortgages losing their jobs, according to a senior vice president at RealtyTrac.

The Tri-County Region (Broward Palm Beach, and Miami-Dade Counties) is considered one of the hardest hit regions, accounting for over a quarter of the total statewide foreclosures. During 2008, RealtyTrac identified over 47,000 properties in foreclosure in the Fort Lauderdale metropolitan area alone. With nearly 6% of households in foreclosure, the Fort Lauderdale metropolitan area (i.e. Broward County) possessed the highest foreclosure rate in Florida and the sixth highest in the nation.

The Town of Davie is particularly at risk in regards to both the number and the percent of foreclosure challenges. According to the U.S. Department of Housing and Urban Development, one out of every fourteen homes (7%) in the Town is in foreclosure and over a quarter of the mortgages (27%) are high cost loans, ranking the Town among the HUD-estimated areas of greatest need.

The Housing and Community Development Department has responded to this crisis by assimilating resources aimed at foreclosure education and administering programs designed to address abandoned and foreclosed properties. The department has compiled foreclosure prevention information in a Foreclosure Prevention web page. The web page brings together both government and non-profit avenues for assistance. The web page also provides

an informative outline of the foreclosure process, as well as alternatives for residents facing foreclosure. This information is also made available to residents in a printable Foreclosure Prevention Resource Guide.

In addition, the Town has created the first Neighborhood Service Center (NSC) which is a One-Stop-Shop for those requiring financial, self-sufficiency, and housing assistance. The NSC centralizes all not-for-profit service providers under one roof. The facility is located on a major transit line, and the Town's fixed-route transit, at 4700 Davie Road (SW 64 Avenue). CDBG and General Funds were used to acquire and renovate the site. The Town provides leased space at a nominal rate (\$1 per year) to the not-for-profits, so that the funds they previously used to pay rent can be directed exclusively to client services.

Neighborhood Stabilization Program:

On July 30, 2008 the United States Congress approved Public Law 110-289 – Title III of the Housing and Economic Recovery Act, 2008 (HERA). The Act appropriates funding for emergency assistance for redevelopment of abandoned and foreclosed homes and residential properties. The Neighborhood Stabilization Program (NSP) funds were awarded to CDBG entitlement communities based on each community's abandonment and foreclosure rates. The Town did not receive a direct allocation from HUD, but received \$2,316,292 under the State of Florida's Department of Community Affairs (DCA) NSP Program.

NSP Implementation Strategies

The Department of Community Affairs created five (5) program implementation strategies aligned with the program's eligible uses. Each grant recipient was required to select the strategies that they wish to administer their NSP programs under. The Town selected NSP Strategy 1 and 5.

NSP Strategy 1: The Town intends on providing down payment and closing cost assistance to eligible homebuyers as well as providing the new homebuyers with rehabilitation assistance to bring the properties that are purchased up to code. Maximum grant per unit is \$40,000 for purchase assistance and \$40,000 for rehabilitation. The Town anticipates being able to address 15-20 single family housing units for individuals or families up to 120% of the AMI with this strategy.

NSP Strategy 5: The Town intends on working with a local non-profit to purchase, rehabilitate and lease property to individuals or families up to 50% AMI. The Town anticipates being able to address 3-5 single family rental housing units for individuals or families up to 50% of the AMI with this strategy.

Neighborhood Stabilization Program 2

The Town filed a joint application with Crisis Housing Solutions a division of Adopt a Hurricane Family, Davie's only HUD approved Housing Counseling agency for fourteen (14) million dollars of NSP 2 funding. The Town plans on addressing an additional 50 existing units and constructing 200 new units of affordable workforce housing.

Davie's Single Family Home Values:

The average purchase price of a newly constructed home in Davie in May of 2009 was \$566,350 as evidenced by the Florida New Business Report using the "Doc Stamps" recorded for each residential real-estate transaction in Davie. A 2009 rental survey undertaken by the Town's Housing and Community Development Department revealed that Davie's median rent was \$1,014. These prices are hardly affordable to the average working family or senior citizens on fixed-incomes, much less to those earning less than 80% of the median income in Broward County.

Mobile Home Park Redevelopment – Permanent and Involuntary Displacement of Low Income Residents and Senior Citizens on Fixed incomes:

24% of Davie's housing stock is comprised of mobile homes, representing 7,400+- units in 31 mobile home parks. There are varying ownership patterns within Davie's 29 mobile home parks which house approximately 23,000 Davie residents. There are situations where the mobile home owners own their land, where residents rent both the mobile and the land, and finally where the resident owns the mobile and rents the lot space from the Park.

The majority of these mobile homes are older non-windstorm rated structures; and they are not suitable for relocation. Even if these mobiles could structurally withstand the moving process, prospective mobile home parks will likely not take them due to liability issues as most older mobiles are now uninsurable.

While many residents, elderly individuals, and transient "snow-birds" choose to live in mobile homes, most families and individuals in Davie live there as "housing of last resort". This is due to the fact that the affordable housing crisis has driven prices so high for both rental apartments and homeownership, that the majority of the workforce is having trouble locating and sustaining their housing. The foreclosure rates are climbing; and, many people are now living on the edge of homelessness as housing costs, taxes, and insurance climb - but wages lag behind. Senior citizens living on a fixed Social Security income are also adversely affected, as any significant increase in housing costs could result in them becoming homeless.

Davie residents living in mobile home parks as "housing of last resort" are typically families and individuals whose incomes are very low; and, many have poor credit histories making it difficult to get rental housing since most landlords now require both a credit check and proof of a bank account. Given the income levels of the majority of these residents, it is also highly unlikely that they would be credit-worthy buyers.

Moratorium on Redevelopment of Mobile Homes:

On 2/21/07, the Davie Town Council adopted Ordinance Number 2007-4 "Moratorium on the acceptance of development applications for the redevelopment of mobile home parks within the corporate limits of the Town". This moratorium was extended on February 21, 2008 until May 21, 2008. It states (in part):

- the Mobile Home Parks serve a critical role in providing affordable housing for those persons who live in, and are employed in, the Town; and
- the existing supply of affordable and workforce housing is insufficient to meet the current demand for affordable and workforce housing needs; and
- the lack of affordable housing in the Town is of particular concern to the residents of the Town's mobile home owners who are being permanently and involuntary displaced as a result of the sale of their Mobile Home Parks to developers proposing to change the land use; and
- the Town finds itself facing increasing pressure concerning the possible redevelopment of Mobile Home Parks in the Town, and such redevelopment pressure could result in the loss of critical workforce and affordable housing units in the Town; and
- by Resolution R-2006-328, dated December 20, 2006, the Town recognized and declared that there is an affordable housing crisis in Davie and mobile home residents have no comparable affordable housing in which to relocate should they lose their residence; and
- the loss of affordable housing provided by the Town's Mobile Home Parks has a detrimental impact on the existing inventory of affordable housing and its availability for those who work and live in the Town; and
- the Town recognizes the need to develop comprehensive plan policies, land development regulations, and programs to preserve the existing stock of affordable housing and increase the availability of affordable housing for those who live in, and are employed in, the Town; and
- in order to address this need, the Town plans to set up a Mobile Home Task Force, consisting of Mobile Home Park residents, owners, and those appointees the Council sees fit, to study the problem of a lack of affordable housing within the Town, and to develop possible solutions; and
- utilization of the moratorium as a temporary measure to facilitate governmental decision-making, study, and the adoption of comprehensive plan amendments and/or land development regulations, is a legitimate governmental tool to facilitate logical and considered growth and as a means of avoiding inefficient and ill-conceived development; and:

Mobile Home Task Force (MHTF):

In addition to adopting the 15 month Moratorium against the redevelopment of Mobile Home Parks, the Davie Town Council, (via Resolution 2007-71 adopted February 21, 2007), established a Mobile Home Task Force (MHTF) for the stated purpose of studying and adopting a solution to Affordable Housing Problems within the Town exacerbated by the displacement of mobile home residents.

Additionally, the Town set-aside \$45,000 from the General Fund for this study; and, the Town entered into a contract with Carras Community Investments Inc., The MHTF met every two (2) weeks for 8 months to develop viable recommendations and “best-practices”, Sixteen (16) meetings were held, and the final report was issued to the Davie Town Council on December 17, 2007. The Town Council held a Workshop on December 17, 2007 to consider which recommendations it felt would best assist the Town in addressing the affordable housing crisis which is being exacerbated by the closure of mobile home parks. As a result, the Davie Town Council adopted the Inclusionary Ordinance and Mobile Home Relocation Ordinance.

As previously stated, the Town of Davie retained the firm of Carras Community Investments Inc., to undertake the affordable housing gaps analysis, define housing needs, serve as liaison to the MHTF, build consensus, and prepare recommended “best practices” i.e., solutions, to be presented to the Davie Town Council. On December 17, 2007, the Davie Town Council held a special workshop, at which time the report was presented. A summary of the report follows:

Critical Tools

- Affordable Housing Trust Fund
- Inclusionary Zoning - Residential (20% Affordable)
 - RAC and TOC already requires 15% set-aside
 - CRA uses a voluntary 20% set-aside
 - Housing Element of EAR recommends 20% set-aside
- Linkage Fee - Commercial
 - Broward County Nexus Study complete
- Mandatory Exit Plans for Park Closures
 - Park Owner Must Make Displacees Whole
- Bonus Densities for Affordable Housing Projects

Supplementary Tools

- Municipal Bonds for Affordable Housing
- Employer Assisted Housing Programs
- Identify Town-Owned Sites for Development of Affordable Housing
- Use CRA TIF Funds for Affordable Housing
- Partner in Existing Community Land Trust
- Payment of Impact Fees (Schools, etc.)

Recommendation:

GOAL 1: To provide financing opportunities for the economic viability of mobile home communities

- Utilize existing sources for MHC (Florida Housing Finance Corporation, Broward County Finance Authority, Community Development Financial Institutions)
- Identify gap-financing to transform MHC to resident ownership or community land trust
- Explore 501(c) 3 nonprofit corporation bonds and issuance of Town bonds

GOAL 2: To provide further affordable housing opportunities in the Town of Davie

- Inclusionary Zoning
- Linkage Fee
- Housing Trust Fund
- Use TIF Funds in CRA
- Land Banking
- Accessory Dwelling Units

GOAL 3: To promote and encourage asset building among mobile home owners particularly those that rent the property

- Help owners form cooperatives
- Create homeowners associations in each MHC
- Create/partner with Community Land Trust
- Work with a local technical assistance provider to assist in cooperative conversions

- GOAL 4: To provide for housing alternatives for residents displaced by closure of MHC's
- Require mandatory Exit Plan for MHC conversions
 - Make displaced residents whole
 - Help residents find comparable, affordable, sustainable housing
 - Replace asset (mobile), satisfy mortgage (mobile), offer down-payment assistance or rent gap financing
 - Create new positions in Town's H&CD Department to review exit plans and assist residents
- GOAL 5: To provide for incentives to maintain and preserve viable MHCs
- Support capital improvements in MHCs
 - Offer low-interest loans for home improvements
 - Create affordable housing incentives for MHCs
 - Work with County Property Appraiser to tax MHC on current use or rental income
- GOAL 6: To evaluate implementation of recommendations and review status of ongoing MHC issues
- Create new positions in Town's H&CD Department
 - Educate the public and development community about the intricacies of the mobile home issue on MHCs
- GOAL 7: To advocate for County and State policy and program improvements
- Reauthorize and fully allocate Sadowski Fund
 - Change SHIP rules to be used for MHC and displaced residents
 - Amend and update Chapter 723, Florida Statutes
 - Encourage and support Mobile Home Moratoriums
 - Oppose the increase in School Board impact fees for mobile homes
- GOAL 8: To provide for the reuse of existing MHC's to meet the needs re: Chapter 163, Florida Statutes.
- Expand declaration of affordable housing crisis in Davie
 - Utilize requirements of Growth Management Act of 1985 (Housing Element)
 - Use DCA Secretary Pella's Ruling on Comprehensive Plan Amendments for MHC Redevelopment

On September 17, 2008, The Town Council authorized that the Mobile Home Task Force (MHTF) be reconvened for 30 days to develop guidelines and eligibility criteria to assist residents of the Palma Nova Mobile Home Park with relocation needs such as temporary lodging and storage. The Housing and Community Development Department was directed by the Town Administrator to schedule and facilitate the MHTF meetings. MHTF meetings were held on the following dates:

- October 24, 2008
- October 31, 2008
- November 7, 2008
- November 14, 2008

Based on the recommendation of the MHTF The Town Council provided \$150,000 of Community Endowment Funds to assist residents of the Palma Nova Mobile Home Park with moving expenses and to locate alternate housing.

Davie's Not-For-Profit Partners Continue to See an Increase in Demand for Services:

The Housing and Community Development Department works closely with its not-for-profit partners, the Hope Outreach Center, the EASE Foundation, and the Family Success Center (FSC) who provide emergency financial assistance to prevent homelessness. These agencies have seen a significant increase in the demand for their services, especially following Hurricane Wilma.

Also, many families are facing undue economic hardships which put them at-risk of becoming homeless, as they struggle to make ends meet. The eviction and foreclosure rates are climbing along with taxes and insurance costs; and, without the case-management and the financial assistance provided by these three (3) agencies, many Davie families and individuals would lose their homes. Sadly, the demand for their services far outweighs the funding available to them; so, they cannot address all of the needs of Davie's fixed-income and at-risk populations.

Public and Assisted Housing (BCHA):

The Town has an excellent working relationship with the Broward County Housing Authority (BCHA), which is evidenced by the partnership formed to address the quality of life for the residents of Ehlinger Apartments, located at 7481 N.W. 33rd Street in the Southern Target Area a/k/a Driftwood. The BCHA recently repainted all 100 units, upgraded the landscaping, and provided new entrance signage.

The primary "quality of life" complaint from the tenants in Ehlinger Apartments, was the lack of air-conditioning; therefore, Davie provided \$225,000 in CDBG funds which were used to match the Housing Authority's CGP funds, for the installation of central air-conditioning at Ehlinger Apartments. This project is complete; and, the tenants are now enjoying an improved quality of life. The Town is also working on plans to expand and beautify SW 33rd Street, which leads into the Ehlinger complex.

In FY 2006/07 the BCHA and the Town continued refurbishing and painting both Ehlinger and Griffin Gardens Apartments. Also, new security screening/surveillance devices will be installed at Griffin Gardens. The Town of Davie is waiving all Building Permit and related fees, for any work done under the auspices of the BCHA.

The BCHA also determines the eligibility of tenants, inspects units, and pays rent subsidies for El Jardin Apartments, a privately-owned Section 8 Moderate Rehabilitation Family Rental Housing Project located at 3300 El Jardin Drive (232 Family Units).

The Broward County Housing Authority also owns and operates the Griffin Gardens Apartments, 100 units of Elderly and Disabled Rental Housing located at 4881 Griffin Road. This is a well maintained housing complex; and, no complaints have been received regarding the living conditions at this site.

The current flat rents at Davie's two (2) public housing projects follow:

<u>Project</u>	<u>Units</u>	<u>1 Bdrm</u>	<u>2Bdrm</u>	<u>3Bdrm</u>
Ehlinger Apartments (Family)	200	N/A	\$545	\$652
Griffin Garden (Elderly)	100	\$495	N/A	N/A

The BCHA administers 4,749 Section 8 Vouchers; and, the Tenant Based Program has 340 families on the Waiting List, which has been closed for 45 months. They also administer 586 Public Housing Units; and, have 371 families on that Waiting List which has been closed for 15 months. The need for rental assistance in Broward County is critical; and, the Town is very pleased that the BCHA is exploring all options to expand its portfolio of rental housing opportunities. The BCHA is scheduled to redevelop Ehlinger Apartments and is currently providing Section 8 vouchers to all existing clients to relocate. These existing tenants will also be given the right of first refusal to occupy the new constructed rental units.

This redevelopment project promises to be a wonderful opportunity to provide desperately needed affordable housing to Davie residents. This project is contained in the PHA's 5 Year Plan for Fiscal Years 2005-2009, as a "mixed-finance" development and the Town of Davie fully supports BCHA plans to redevelop Ehlinger Apartments into new rental units.

Comprehensive Grant Program (CGP):

Both of the public housing projects owned by the Broward County Housing Authority (BCHA) were constructed post-1975, and are in sound structural condition but require minor improvements and upgrades to enhance the quality of life for the existing residents. The BCHA's Action Plan for 2005-2009 identifies the following funds for Davie's two housing projects:

<u>Year</u>	<u>Ehlinger Apartments</u>	<u>Griffin Gardens Apts</u>
<u>Funded (FL29-2A)</u>		<u>(FL29-6)</u>
2006	\$ 90,000	\$ 75,000
2007	\$ 0	\$ 45,000
2008	\$ 0	\$125,000
2009	\$ 0	\$775,000
2010	\$150,000	\$ 0

The United States Department of HUD classifies all public housing authorities as either "troubled" or "non-troubled",

and we are delighted to report that the BCHA is a top-producing and well run agency.

Continuum of Care for Homeless Assistance and Prevention:

Since homeless persons in Broward County are concentrated in the older communities of Pompano Beach, Fort Lauderdale, and Hollywood, where the majority of services to the homeless are provided, the problem of homelessness is viewed as a regional problem that requires regional solutions. The Town's Housing and Community Development Director works closely with the Broward Homeless Initiatives Board and the Homeless Partnership in developing the annual Continuum of Care for the Homeless application, and the Town promotes county-wide strategies and efforts aimed at addressing homelessness.

On December 6, 2005, the Broward County Board of County Commissioners approved a resolution endorsing "A Way Home" - Broward County Florida's Ten Year Plan to End Homelessness, including chronic homelessness. Over seventy agencies worked in a collaborative effort, to develop this plan. An implementation committee will now be established to involve Federal, State, County and municipal governments and agencies, including law enforcement and corrections, hospital districts, the School Board as well as coordinating agencies such as the Coordinating Council of Broward. Participation from private entities such as the faith community, private landlords, developers and businesses will also be necessary. The Town of Davie supported this 10-year Plan via Resolution 2006-166 adopted on June 21, 2006. Broward County is one of the few communities in the nation with a recurring dedicated funding source for homeless services.

Broward County, Florida Ten (10) Year Plan to End Homelessness

- The U.S. Interagency Council on Homelessness (ICH) and the National Alliance to End Homelessness support and encourage local communities to develop 10-year plans to end chronic homelessness and overall homelessness, respectively.
- In September, 2004, at the Florida Summit on Homelessness in Weston, sponsored by the Coalition to End Homelessness, Broward County announced its intention to join hundreds of other communities in developing a Ten Year Plan to End Homelessness. On February 9, 2005, Mayor Kristen Jacobs reaffirmed this in a letter to ICH Executive Director, Philip Mangano.
- Since September 2005, over 140 individuals, representing over 60 agencies attended workshops, focus groups, weekly steering committee meetings and nine (9) topical committees to develop the proposed plan. The Town of Davie's Housing and Community Development Staff were a part of this process.
- The major feature of the plan calls for the development of 1,200 new units of permanent supportive housing, two-thirds of which would be targeted to the chronic homeless based upon a 2005, point-in-time, analysis of need. The estimated capital development cost is \$43.2 million. Even so, research indicates a cost savings to house and treat the chronic homeless as opposed to the costs of serving them now in emergency rooms and jails.
- Broward County Government is already investing over \$12 million annually (FY05) in general revenue for homeless services. This is leveraged by almost \$9 million of Federal McKinney Vento and State Office on Homelessness funding.
- Implementation of the plan will begin with convening an Implementation Committee after the plan is adopted to create annual action plans and updates. Implementation will require support from federal, state and local governments and agencies, including law enforcement and corrections, hospital districts, the School Board as well as coordinating agencies such as the Coordinating Council of Broward. Participation from private entities such as the faith community, private landlords, developers and businesses will also be necessary.
- Other elements of the plan involve goals and objectives related to: prevention; data collection; access to mainstream resource and discharge planning; affordable housing; shortening the time people spend homeless; street outreach, rapid re-housing; treatment & services and income to pay for housing.

The following is a synopsis of Davie's homeless initiatives:

- The Town of Davie entered into a CDBG Sub-Recipient Agreement in FY 2008/09, with the Hope Outreach Center Inc., a faith-based not-for-profit organization serving Davie's lower-income families @ \$40,355, to provide an "Emergency Assistance Program" to prevent homelessness by providing emergency financial assistance for housing, food, transportation, and utility payments (electric, water, sewer, gas). During the past year, 37 clients were assisted with rental payments to avoid eviction, mortgage payments to forestall foreclosures, utility payments, medical payment, and prescription medication for those without insurance, or could not afford the co-payments.
- Following Hurricane Wilma, the Housing and Community Development Department assisted over 2,300 homeless individuals in about 1,100 families that were permanently displaced by the Storm. The staff worked closely with FEMA, SERT, Broward FSC, and local faith-based organizations and other not-for-profits to rehouse Davie's displaced residents. In 2008 many of these Hurricane Victims were still in final recovery phase and were still being case managed to ensure that they can maintain their new permanent housing.
- 4,350 referrals were made from Oct 2008 - Oct 2009 to local service providers for special needs or at-risk individuals by the Housing and Community Development Neighborhood Revitalization Program Coordinator and the Neighborhood Resource Specialists.
- The Town of Davie, in conjunction with the Broward County Office of Family Success Centers opened a Family Success Center (FSC) in Potter Park in eastern Davie. This concept of bringing social services directly into the neighborhood is in keeping with the Town's holistic approach to neighborhood revitalization and redevelopment. The Town used \$31,000 in CDBG funds to retrofit the FSC building; and, Broward County provides a full-time Social Worker and a Family Therapist to assist Davie residents with a myriad of social services and financial assistance. These services will be moved to the Town's new Neighborhood Service Center.
- The Davie Town Council adopted Resolution 98-180 urging the Florida Legislature and the Governor to enable Broward County to use one (1) cent of its local option motor fuel taxes to address the needs of homeless men, women, children, and families in Broward County.
- The Town endorsed the County's annual SuperNOFA Continuum of Care application for HUD funds, and pledged its support through the in-kind contributions of the Housing and Community Development Director, to assist in County-wide homeless efforts. Each year since 1998, the Housing and Community Development Department has participated in the Homeless Coalition's planning process.
- A comprehensive referral list was developed for persons requiring assistance through the Housing Assistance Center (HAC) or other support services for the homeless, or those facing homelessness.
- The Town's Housing and Community Development Department works closely with Hope Outreach, the E.A.S.E. Foundation, and the local Clergy in referring clients for emergency assistance e.g. rent and utility payments, for those threatened with homelessness.
- The Town works closely with the agencies serving the Broward County area in addressing emergency shelter and transitional housing needs, and helping homeless individuals make the transition to permanent housing.
- The FY 2008/09 Action Plan contains \$40,355 to fund an Emergency Assistance/Homeless Prevention Program and the FY 2008/09 Action Plan also included \$30,356 to fund a new Foreclosure Prevention/Housing Crisis Resolution Program. The Foreclosure Prevention/Housing Crisis Program assisted 20 residents in avoiding eviction/foreclosure and the Emergency Assistance/Homeless Prevention program assisted 37 residents.

Neighborhood Revitalization Program:

The Housing and Community Development Department created a grass-roots self-sufficiency program in 2003 known as the "Safe Neighborhood Program", which was a joint-venture partnership with Memorial Healthcare Systems (MHS). The financial contributions of MHS were matched by the Town's General Funds; and, two (2) Neighborhood Program Coordinators were hired i.e., one Coordinator who handled the Eastern (Potter Park/Palma Nova) Target Area and the other Neighborhood Coordinator who handled the Driftwood and Orange Park Target

Areas.

The goal was to raise awareness of community problems which contribute to crime and related activities, and provide self-sufficiency programs and opportunities which help people transition from welfare to independent economic status, while simultaneously improving the physical aesthetics of the neighborhoods.

This program was a huge success, and CDBG Target Area residents actively participated in the program. When the joint-venture partnership grant between the Town and the Memorial Healthcare Services concluded on September 30, 2004, the Town funded the "Neighborhood Program", using General Funds and Community Endowment Funds. The program was restructured and renamed the "Neighborhood Revitalization Program", and was designed so that all three (3) CDBG Target Areas could be unilaterally addressed, under the direction of a "Neighborhood Revitalization Program Coordinator". Two (2) part-time Neighborhood Resource Specialist positions were added to the Department to work with the Program Coordinator.

The new program utilizes a "holistic" approach, and is premised on the fact that no single action can "turn a neighborhood around"; rather, the combination of improved housing conditions, adequate infrastructure, crime prevention, education/vocational training, economic development initiatives (job development/placement), subsidized child care, health care, etc., must be brought together to create a significant and positive impact on the community. The program is designed to empower the residents to build a process which results in neighborhood revitalization, crime reduction, improved healthcare, job creation, and enhanced community services (e.g., social services such as affordable child care).

A comprehensive "Needs Assessment" was undertaken; and, the specific needs of each Target Area were then evaluated. Programs and activities were formulated into a Revitalization/Redevelopment Plan tailored to meet the individual needs of each targeted area.

Target Area residents are given the opportunity to play an active role in "holistic" approach of neighborhood revitalization during monthly community meetings. The community meetings are held at a central location in the Target Area and attended by the Elected Officials, Davie Police Officers, Davie Code Compliance Officers, Guest Speakers, "Partner Agencies", Housing and Community Development Staff, and other Public Officials.

In an effort to promote community involvement, the Housing and Community Development Department created a Neighborhood Revitalization Team comprised of the Target Area residents, Town employees, and other interested parties. The purpose of the team is to facilitate unity and pride within the Target Areas, through community activities (assisting seniors, neighborhood clean-ups, special events, etc.). From Oct 2008-Oct 2009, the NRP Program made 4,350 referrals for Davie residents, to other social service agencies in Broward County, as follows:

Agency	Driftwood	Orange Park	Eastside	Town wide	TOTALS
Admirals Boys & Girls Club	0	0	14	0	14
CDBG DRI Grants	0	0	0	126	126
CDBG Target Area Community Meetings	254	302	321	0	877
CDBG Youth Scholarship Program	67	30	30	0	127
Earned Income Tax Credit Program	78	89	89	8	264
EASE Foundation	13	10	9	2	34
Family Success Center	20	15	12	0	47
Firewall Ministries	0	291	0	0	291
Florida Kid Care Program	0	0	0	3	3
Foreclosure Prevention BCHA	6	19	0	0	25
Holiday Food and Gift Programs	10	20	13	0	43
Homeless to Homeowner	0	0	9	0	9
Hope Outreach Center	32	38	59	37	166
Hurricane Preparedness Information	10	21	48	7	86
Legal Aid	4	5	51	4	64
Pet-Friendly Shelter Registration	24	30	20	0	74
Salvation Army	0	0	0	1	1
Save Our Nations Church	8	13	7	200	228
Share Food Program	5	0	0	879	884
Town's Back To School Back-Pack Pgm.	80	75	92	0	247

Town's Housing Grants	3	5	10	143	161
Town's Summer Daze Program	17	0	30	3	50
Memorial H.I.T.S. Program	0	0	0	2	2
Memorial H.I.T.S, Dental Program	1	0	0	0	1
Elderly & Veterans Services	0	2	3	11	16
Veterans Administration	0	1	2	0	3
Broward House	0	0	0	1	1
CHC	0	1	1	1	3
Nova Southeastern Medical Programs	1	0	1	1	3
Hispanic Unity	78	89	89	8	264
Workforce One	1	0	5	2	8
Aging and Disability Resource Center	0	0	1	0	1
Center for Independent Living	0	1	0	1	2
Schott Communities	0	0	0	1	1
Homeless Initiative Partnership	0	0	5	0	5
Humane Society of Broward County	0	1	1	6	8
Lighthouse for the Blind	0	0	1	0	1
Women in Distress of Broward County	0	0	1	0	1
Broward County Mosquito Control	0	0	4	0	4
Broward County Court Services	0	0	1	0	1
Special Needs Shelter	0	0	0	1	1
Memorial Mobile Health Van	0	13	24	0	37
Memorial MOST Summer Camp	0	67	0	0	67
Totals	712	1,138	953	1,547	4,350

Some of the items recently undertaken through the Neighborhood Revitalization Program include:

- Holding community meetings in each CDBG Target Area to determine residents needs and concerns
- Addressing CDBG Target Area resident concerns and complaints regarding code issues, crime, housing, and other general community welfare problems.
- Participating in a Disaster Recovery Fair sponsored by Adopt a Hurricane Family Inc., to reach out to Davie Hurricane Victims living in Davie's Mobile Home Parks in travel trailers.
- Pre-registering Davie Hurricane Victims for the Town's CDBG DRI Grant Programs.
- Hurricane Preparedness presentations for the CDBG Target Area residents and mobile home occupants.
- Working with FEMA, DCA, Broward County and number of local non-profit agencies in the case management and placement of Davie Hurricane Wilma victims into FEMA mobile homes and other permanent housing.
- Working with the Nova Southeastern University (NSU) Community Knowledge Program to provide a reading program to members of the Rick & Rita Case Boys & Girls Club in the Driftwood Target Area.
- Continuing to provide emergency assistance to Davie Target Areas and mobile home residents post Hurricane Wilma.
- Coordinating the Earned Income Tax Credit Program for Davie's low-income residents to put urgently needed funds back into the hands of the working families.
- Making scholarships available for low-income families in the CDBG Target Areas for the Town's Summer Programs.
- Assisting in the coordination of "Back to School" Health Fairs in each of the CDBG Target Areas.
- Holding a Fair Housing Poster Contest for children ages 8-12, designed to educate young people on housing discrimination and fair housing laws. Contest winners were acknowledged at a Town Council Meeting.
- Identifying various resources and leveraged funds for neighborhood improvement programs.
- Assisting with emergency financial or housing crises e.g. pending evictions or foreclosures.
- Coordinated the assistance to a disabled frail elderly resident, which resulted in him obtaining two FEMA

- mobile homes and an \$8,000 grant from the Red Cross for the set-up of the FEMA mobile homes.
- The Housing and Community Development Director served as an advisor to the Flamingo Elementary School Advisory Committee in their planning process.
- NRP Resource Specialists serve as Town representatives on Memorial Healthcare Systems “Coalition for a Healthy South Broward”.
- Coordinating the 5th annual “Love to Read-Love to Achieve” Program for Headstart classes at three (3) Davie Elementary Schools to encourage reading, especially for young boys.
- Coordinating social service delivery by two faith-based not-for-profit agencies i.e., the Hope Outreach Center and the EASE Foundation, as well as the County’s Family Success Center (FSC).

Anti-Poverty Strategy:

This is an economic development tool which is designed to increase job opportunities and the income levels of low-income households i.e., to help at-risk residents achieve economic self-sufficiency. The Town’s holistic approach to revitalizing/redeveloping the CDBG Target areas enhances the quality of life for these residents by providing job training and placement, subsidized child care, computer skills, and other items which are designed to make them self-sufficient, and non-reliant on government services. The goal is to transition residents from welfare to independent economic status.

Neighborhood Revitalization Program (NRP) - This program, funded with both General and Community Endowment Funds, is an example of a successful anti-poverty program. The NRP staff meets with the Target Area residents on a quarterly basis, to identify needs, and develop both short-term solutions and long-range strategies to meet identified needs. This program has successfully prevented foreclosures and evictions, helped people obtain jobs, provided urgently needed training in the areas of financial management and credit enhancement, provides hurricane preparedness programs, etc. 40,695 referrals were made from Oct 2007 - Oct 2009 to local service providers for special needs or at-risk individuals by the Housing and Community Development Staff, which includes a Neighborhood Revitalization Program Coordinator and two Neighborhood Resource Specialists. The majority of these referrals were for housing assistance used to prevent homelessness.

Earned Income Tax Credit (EITC) - The Town works closely with both Broward County and Hispanic Unity, to promote use of the Earned Income Tax Credit among Target Area residents. The Town coordinates both on-site tax preparation and mobile vans that come into the Town to provide free-tax preparation for lower-income wage earners.

Love to Read – Love To Achieve Reading Program - the Town partners with the Broward County Head Start Program to undertake the “Love to Read – Love to Achieve” Program. Male mentors go into Head Start schools each day for one week, to read to the children and spark their interest in reading. Town employees (Fire Fighters, Police, Engineers, Elected Officials etc.,) read to the children.

CSC After-School Programs - Town of Davie in partnership with the Davie Community Redevelopment Agency (CRA) continues to work with the Children’s Services Council of Board County, to fund a 100+ slot after-school program for the children living in the Eastern CDBG Target Area. This program is operated by Memorial Healthcare System (MHS) at no cost to the Town of Davie or the participants. In addition to traditional after-school activities, the students received one hour of reading instruction daily and two hours of math instruction weekly, by certified teachers. MHS also employs a certified child behavior therapist to work with the at-risk youth.

CSC-Memorial Healthcare Services (MHS) Teen REACH Program – The Town of Davie in a partnership with Memorial Healthcare Systems (MHS) leveraged CDBG funds to operate a “Teen REACH” Program (Responsibility through Education, Achievement, Community, and Health) to enhance the current programming at the Orange Park Community Center. Teen REACH is a program designed for teenagers between the ages of 11 - 17 and allows youth to be part of the “decision makers” regarding program scheduling and activities. MHS has successfully partnered with the Town of Davie on several youth initiatives, including after school programming at the Potter Park Multipurpose Facility, summer camps at Eastside Community Center and Orange Park.

Firewall Ministries Teen Program: The Town of Davie was forced to close down its CDBG funded Orange Park At-Risk Youth Program in 2008 due to budgetary restraints. Davie continues to enhance its youth programming in the Western Target Area. In FY 2008/09 the Town entered into a partnership with Firewall Ministries to leverage CDBG funds to operate a Teen Program to enhance the current programming at the Orange Park Community Center. Firewall Ministries Youth Program is designed for teenagers between the ages of 13 and 18 and will allow youth to be part of the “decision makers” regarding program scheduling and activities.

Leveraging – To meet the needs of the lower-income population in Davie; and, the CDBG, HOME, and SHIP funds are used to leverage both public and private sector funds for community improvement programs. The Town has been very successful in leveraging other funds, both public and private, to meet its Consolidated Plan goals and objectives. The Town has developed effective and fruitful partnerships which have made many of the projects and initiatives financially feasible.

Boys & Girls Club Facility: The new Rick and Rita Case Boys & Girls Club was constructed on the southeast corner of Driftwood Park. CDBG funds totaling \$800,000 successfully leveraged an additional \$500,000 from the County under the new Parks Bond Initiative “Challenge Grants”. It is hoped that during this Consolidated Plan period, that a new gymnasium or covered basketball courts can be added to this facility. The Town is working with the Boys & Girls Club to develop a capital project that will be matched with CDBG funds to construct a gymnasium onto the existing structure.

Healthcare and Community Services-Memorial Healthcare: The Town’s joint venture with the Memorial Healthcare System for the “Neighborhood Revitalization Program (NRP)” in the Driftwood Target Area proved to be a tremendous success; and, a steady, progressive agenda for self-sufficiency was developed, and is moving forward. As indicated previously, once the MHS grant ended in 2003, the Town funded (and expanded) the program using General Funds.

The Town’s NRP program now successfully operates in all three (3) CDBG Target Areas. Joe DiMaggio Children’s Hospital, through Memorial Healthcare, has committed their mobile van to the Driftwood Area, once per month. In this manner, free vision and hearing screening will be provided, along with school immunizations, and well-care physicals. Affordable health insurance opportunities will also be provided to these residents. The Mobile Health Van makes a tremendous impact on the under-served and uninsured children in this area, since these services will be provided in their own neighborhood, parents will not have to worry about transportation to a clinic or emergency room, if their children become ill. MHS also provides a Mobile Health Van for adults.

Improved Conditions for Residents Living in Ehlinger, El Jardin, and Griffin Gardens: The BCHA works closely with the Town in renovating/upgrading the living conditions at the Public Housing Project. The Housing Authority has recently pressure cleaned and painted the exterior of all buildings, provided new signage, and landscaping. The Town and the Housing Authority have jointly funded the installation of central air-conditioning for all 100 units. The El Jardin apartments are privately owned “Section 8 Project Based” units; and, the Town plans to work with the owners to enhance the aesthetics of that enterprise. Exterior painting has already been undertaken; and, plans to reconstruct the roadways and landscaping are planned. During this Consolidated Plan period, it is hoped that the Town can partner with the BCHA to install hurricane shutters at the Griffin Gardens project for the elderly and disabled; and, construct some new rental units at the Ehlinger site. The BCHA is scheduled to redevelop Ehlinger Apartments and will provide Section 8 vouchers to all existing clients to relocate. These existing tenants will also be given the right of first refusal to occupy the new constructed rental units.

Infrastructure Improvements: The eastside street improvement program is complete, new decorative street lighting program, and the street and sidewalk improvements are complete. The 41st Place drainage project and is underway. In western Davie, the N-29A drainage canal improvements were “permitted” but has now been put on hold due to lacking of matching funds.

Community Oriented Policing Program: Davie’s Code Compliance and Community Oriented Policing (COP’s) Officers play a crucial role in revitalizing neighborhoods as they are the “eyes and ears”, and have the opportunity to interact with the residents at the grass-roots level. Although, Davie’s Community Oriented Policing (COP’s) Program has “Neighborhood Officers” assigned to areas that generally coincide with the CDBG Target Areas, these Officers are frequently called-upon to undertake other duties, and have not been able to dedicate their full time and attention to these revitalization efforts. One of the primary elements of community-oriented policing, is to be directly accessible to the residents, in order to gain their respect and their trust. In this manner, the level of communication between the Town and the residents is enhanced, providing a unique insight to neighborhood problems and “trouble-spots”.

Actions to Overcome Gaps in Services:

The Town of Davie will take the following actions to overcome gaps in its delivery of affordable housing and related support services:

- Continue to identify opportunities to expand the supply of decent, safe and sanitary affordable and workforce housing in Davie for all income levels by providing both rental and homeownership opportunities.

- The Town is in the process of developing a Minimum Housing Code for the Town of Davie to ensure that the existing dwelling units are maintained in an acceptable standard which insures health and safety.
- Oversee the implementation of the Town's Inclusionary Zoning Ordinance adopted in 2008 related to affordable housing.
- Oversee the implementation of the Town's Affordable Housing Trust Fund to finance urgently needed workforce and affordable housing opportunities. The Inclusionary Ordinance contains a "payment in lieu of provision" to capture funds to develop new affordable housing.
- Establish policies and procedures to protect mobile home occupants who are permanently and involuntarily displaced by the redevelopment of mobile home parks.
- Expand programs to ensure that Davie's mobile home occupants evacuate during a Hurricane or Tropical Storm, by providing pet vaccination and neutering services, developing pet-friendly shelters, and providing police protection of their household valuables.
- Operate Davie's first Neighborhood Service Center at 4700 SW 64th Avenue in Davie and enhance the level of social services available to Davie's low income and at-risk populations.
- Expand the Neighborhood Revitalization Program to further grass-roots neighborhood revitalization, deter youth gangs, create economic self-sufficiency, and reduce crime.
- Develop a child care center which provides subsidized or affordable child care and after-school programs.
- Continue to coordinate with the Broward County Housing Authority (BCHA) to enhance the lives of persons living in public housing or Section 8 units located in the Town of Davie.
- Evaluate opportunities to upgrade and supplement the existing transportation and mobility services in Davie, especially those needed by lower income persons and individuals with special needs.
- Expand the single-family loan and/or grant program which will provide the financial assistance needed by many low/moderate income homeowners to make minor repairs to their homes, and replace existing substandard and leaking roofs.
- Expand CDBG-funded homeless prevention activities and participate in regional planning activities through Broward County to address the problems of homelessness.
- Develop a gymnasium at the Rick and Rita Case Boys and Girls Club, so that the youth and teens can be protected from inclement weather.
- Refine and streamline Disaster Recovery Initiatives, to assist Davie residents impacted by a Hurricane or other natural disasters. Work with FEMA, CERT, HUD, and Adopt-A-Hurricane Family organizations to ensure that Davie residents are properly rehoused in sustainable housing.
- Support and share information with local and Broward-based service providers to identify resources available to serve special needs populations.
- Continue to promote the development of new single-family, affordable homes in the Eastside neighborhood of Davie in conjunction with the Davie Community Redevelopment Agency.
- Continue to promote economic development initiatives that result in job training, job creation or job retention, and new developments which will expand the Town's tax base.
- Undertake an educational campaign on fair housing, to ensure that Davie residents have the widest range of housing choices.

Addressing Other Special Needs:

As previously indicated, there are 100 units of public housing for elderly/disabled residents in Davie that are owned and operated by the Broward County Housing Authority (BCHA). The Jewish Federation of South Florida operates 80 units of elderly rental housing. In addition to publicly assisted housing for people with special needs, there are many Nursing Homes, Adult Living Facilities (ALF), and Group Homes in Davie serving the needs of the elderly, frail-elderly, and disabled persons. The following represents facilities in Davie that were licensed as of May 2008:

Nursing Homes, Adult Living Facilities, & Group Homes

<u>Facility</u>	<u>Address</u>	<u>Zip</u>	<u>Telephone</u>
BARC Housing, Inc.	2750 S.W. 75th Avenue B	33314	(954) 746-9400
Davies Country Living	5540 S.W. 64th Avenue	33314	(954) 792-8878
Day Star, Inc.	3800 S.W. 124th Avenue	33330	(954) 473-0167
God's VIP Senior Haven, Ltd.	4681 S.W. 66th Avenue	33314	(954) 581-9111
Joan's Group Home	7740 N.W. 40th Street	33314	(954) 435-2407
Teen Challenge of Florida, Inc.	13601 S.W. 26th Street	33325	(954) 434-1613
United Cerebral Palsy Home-3	6041 S.W. 36th Court #A	33314	(954) 797-8681
United Cerebral Palsy Home-4	6601 S.W. 41st Street	33314	(954) 584-5710
United Cerebral Palsy Broward	4251 S.W. 61st Avenue	33314	(954) 792-3746
Victoria Villas	5151 S.W. 61st Avenue	33314	(954) 791-8881
Lucanus Developmental Center	13854 S Garden Cove Cir	33325	(954) 981-4019
L & J Retirement Home	5540 S.W. 64 Ave	33314	(954) 792-8878
Absolute Rehabilitation Corp	14024 N Cypress Cove Circle	33325	(954) 588-1453
Helmut Group Homes, Inc. 4098 SW 82 Terrace		33328	(305) 931-1931
Lulu's Group Home II, Inc. 1740 SW 150 Lane		33324	(954) 816-3203
St Hilda's Home Care, Inc. 4250 SW 53 Ave		33314	(954) 583-8638
Sunrise Community, Inc. 8430 SW 55 Ct		33328	(305) 596-9040
Victoria Manor, Inc. 11150 SW 42 Ct		33328	(954) 236-8660
Whispering Oaks 4100 NW 77 Ave.		33024	(954) 450-6012

The needs of persons living with AIDS are generally met through the Housing Opportunities for Persons with AIDS (HOPWA) Program. The City of Ft. Lauderdale administers the HOPWA funds for the Broward County area, which includes Davie. No communication from the City of Ft. Lauderdale regarding the HOPWA funds has been received since 2002/03; therefore, the Town is not in a position to report on the allocation or expenditure of these funds. Davie recommends that the Department of HUD ask the City of Ft. Lauderdale to involve all municipalities represented by the HOPWA funding, so that they can provide input on the funding process, and be aware of what services are being provided.

Additional Homestead Exemption for Persons 65 and Older in Davie:

In November 2001 the Town of Davie adopted important legislation to assist elderly homeowners whose gross income is less than \$20,000 per year, by providing an additional Homestead Exemption from Ad Valorem Taxes levied by the town for persons 65 and older. The Town hopes that this will relieve some of the financial burden felt by Davie's senior residents regarding their housing costs.

Relationship of FY 2008/09 Projects & Activities to Long-Range Goals & Objectives:

The following illustrates the relationship of the CDBG-funded and related activities, to the goals and objectives established in the Town's Consolidated Plan.

Rehabilitate, construct, or expand public facilities and infrastructure in Community Development (CDBG) Target Areas:

The Consolidated Plan and FY 2008/09 Action Plan contains a comprehensive "Target Area Street Improvement Program" to address the infrastructure needs in all three (3) CDBG Target Areas. In FY 2008/09, the following activities were underway:

- Eastside Street Lighting Project – This project has now been fully completed. Decorative acorn-style Washington-base poles were installed in the Potter Park area of Eastern Davie. CDBG funds were used to leverage funds from the Davie CRA and FP&L.

- Neighborhood Service Center/One-Stop-Shop – The Town of Davie acquired the facility located at 4700 SW 64 Avenue, to create a new One-Stop-Center for the provision of social services to Davie's lower-income and at-risk residents. Construction was completed in October 2009.

Upgrade the existing housing stock through the rehabilitation of single-family & multi-family housing:

- The Town administers a single-family rehabilitation program which provides deferred grants to lower-income homeowners to make repairs to their homes and replace substandard and leaking roofs. The income-eligibility of the clients is performed by the Broward County Office of Housing Finance (OHF), and Davie residents are placed on a waiting list of "certified" clients. The Town also allocates a significant portion of its SHIP grants each year for a "Home Repair Program" which provides deferred loans to income-eligible Davie residents. These two housing programs are "dove-tailed", in that the client certification and financial eligibility processes are combined.
- In FY 2008/09 fifty-six (56) applications were processed and forwarded to the Broward County of Housing Finance and Community Development Division who is contracted to administer Davie's SHIP-funded Home Repair Program. Of the applicants, 27 were very low income, 14 were low income and 9 were moderate income. A total of 37 applicants were female heads of household, of which 26 were very low income, 7 were low income, and 4 were moderate income heads of household.
- Twelve (12) homes were renovated between October 1, 2008 and September 30, 2009 i.e., Six (6) Home Repair Grants and (5) Barrier-Free Grants were completed; and, one (1) home is currently under construction. Of the Twelve (12) homes completed, seven (7) were occupied by female heads-of-household. It should be noted that although it appears that the number of units completed is small, the grant amount was increased several years ago from \$15,000 to \$40,000 per unit under the Town's Home Repair Program and increased from \$30,000 to \$40,000 under the Town's Barrier Free Housing Program.
- The Town has set-aside \$450,000 in Neighborhood Stabilization Program funds to administer a single-family rehabilitation for foreclosed properties in Davie.

Develop new community facilities and/or upgrade existing facilities that serve at-risk youth:

- Davie continues to enhance its youth programming in the Western Target Area. In FY 2008/09 the Town entered into a partnership with Firewall Ministries to leverage CDBG funds to operate a Teen Program to enhance the current programming at the Orange Park Community Center. Firewall Ministries Youth Program is designed for teenagers between the ages of 13 and 18 and will allow youth to be part of the "decision makers" regarding program scheduling and activities. Due to budget constraints the Town was forced to discontinue its funding of the Orange Park Community Center, but Firewall Ministries is still providing after-school services to the teens in the community.
- In FY 2008/09 the Town of Davie in partnership with the Davie Community Redevelopment Agency (CRA), continued to work with the Children's Services Council of Board County, to fund a 125 slot after-school program for the children living in the Eastern CDBG Target Area. Various improvements were made to the Potter Park Multi-Purpose Facility, which houses the program, in order for it to become a "certified" child care site. New fencing was erected, water fountains installed, fire safety equipment and signage, and "cubby holes" for back-pack storage were installed in the building.
- The Town will utilize \$124,513 of its FY 2008/09 CDBG-R funds to upgrade existing public facilities that provide services to at-risk youth and their families.
- The new Rick and Rita Case Boys and Girls Club in "Harmony Village", in the Driftwood Target Area continues to grow and expand. The building was designed with an office for the Davie Police Department to provide better security and interact with club members

Increase/enhance park/recreation opportunities and expand programs that serve at-risk youth:

- In FY 2008/09 the Town entered into a partnership with Memorial Healthcare Systems (MHS) to leverage CDBG funds to operate the "Teen REACH" Program (Responsibility through Education, Achievement, Community, and Health) to enhance the current programming at the Orange Park Community Center. Teen REACH is a program designed for teenagers between the ages of 13 - 17 and allows youth to be part of

the “decision makers” regarding program scheduling and activities. MHS has successfully partnered with the Town of Davie on several youth initiatives, including after-school programming at the Potter Park Multipurpose Facility, summer camps at Eastside Community Center and Orange Park, and assisted with counseling, tutoring and supportive services at the Davie PAL. Due to budget constraints the Town was forced to discontinue its funding of the Orange Park Community Center, but MHS is still providing after-school services to the teens in the community through a grant from the Children’s Services Council.

- In FY 2008/09 the Town of Davie continued to partner with the Davie Community Redevelopment Agency and the Children’s Services Council of Broward County, to fund a 125 slot after-school program for the children in the Eastern Target Area. This program is operated by Memorial Healthcare System (MHS) at no cost to the Town of Davie or the participants. In addition to traditional after-school activities, the students received one hour of reading instruction daily and two hours of math instruction weekly, by certified teachers.

At-Risk Youth Programs in the Orange Park Target Area:

- During the Town’s Fair Housing Week in April 2009, the kids got to learn about Fair Housing by participating in the Town’s Annual Fair Housing Poster Contest. Davie P.A.L. member Isabaele Edouard placed 1st in the Town wide contest, Florence DeGeorge Boys and Girls Club member Alondra Lorenzo placed 2nd in the Town wide contest and Rick and Rita Case Boys and Girls Club member Nina Vales placed 3rd in the Town wide contest. They were honored by the Davie Town Council, and received certificates for their achievement, as well as gift certificates.
- Summer Camp began June 4, 2009; and 28 attended via scholarships paid through the CDBG Program.
- A computer lab with wireless internet has been introduced to the center to provide homework assistance, research methods, reading and math assistance, FCAT programs, and access for members to check on their grades at the Orange Park Community Center.
- The Town continued to expand it’s partnership with the Rick and Rita Case Boys & Girls Club in the Driftwood Target Area. The programs and the partnership at this site continue to grow; and, the facility can now serve over 1,100 at-risk youth (as opposed to about 150 at the prior location in Ehlinger Apartments). At this time, we are working on plans for a new gymnasium for this site, so the children can be shielded from inclement weather while playing basketball and other games.
- The Neighborhood Revitalization Coordinator is also working with the staff at the Florence DeGeorge Unit of the Boys and Girls Club in Western Davie, so that there is no duplication of services, and to ensure that all at-risk youth are served. In November of 2006, a third (3rd) Boys and Girls Club opened in the Town of Davie called the “Admirals Club”. It was built in collaboration with the McFatter Technical/Vocational Institute and it focuses on training teens for work in the Marine Industry.
- 64 scholarships/fee-waivers were made available with CDBG funds, for low-income children living in the Three (3) CDBG Target Areas, to participate in various activities that they would not normally be able to participate in e.g. summer camp.
- In FY 2008/09, as part of the Neighborhood Revitalization Program, the Town partners with the Broward County Head Start Program to undertake the “Love to Read – Love to Achieve” Program. Male mentors go into Head Start schools each day for one week, to read to the children and spark their interest in reading. Town employees (Fire Fighters, Police, Neighborhood Resource Specialists, Engineers, Elected Officials etc.,) read to the children.
- The Housing and Community Development Director is a member of Flamingo Elementary Student Advisory Committee (SAC).

Provide swale area drainage (percolation), positive discharge drainage, and the connection of low/moderate income homes to the existing sewer system e.g. connections to the sewer laterals:

- The “Target Area Improvement Program” for the CDBG Target Areas, addresses the infrastructure needs (including drainage) in all three (3) areas, with emphasis on the Eastern Target Area. The firm of Craven,

Thompson, & Associates was retained to undertake a comprehensive analysis of the infrastructure needs in the Eastside/Potter Park area, and to develop a "Master Plan" which addresses these needs over a five-year period. Phase I of these improvements is complete; and, Phase II is underway. Future Phases will look at expanding water lines for fire suppression purposes, and installing sewer lines where needed. If connections to the new sewer laterals are needed, a CDBG subsidy will be provided. Swale area drainage via positive percolation was included in all phases of improvement.

- The Town is currently processing applications to assist income-eligible residents in the Town's Eastern Target Area connect to new sewer lateral lines.
- The Orange Park Drainage Project (N-29) Canal was fully engineered, and the project was reviewed and approved by the Central Broward Drainage District. Due to the complexity of this project given its location and size, the proposed budget grew significantly larger than originally anticipated. Therefore, the Town submitted an application for matching grant funds from the South Florida Water Management District (SFWMD). Regrettably, the funds for this project were vetoed by Governor Crist, so the project has been put on "hold" until other funds can be identified.

Expand affordable rental housing and home-ownership housing opportunities for Davie residents:

- The Housing and Community Development Department administers a Purchase Assistance Program; and, Davie residents who rent or live in mobile homes, can become first-time home buyers using SHIP funds for down-payment and closing-cost assistance. Although, hundreds of referrals were processed under the Town's Purchase Assistance Program, many of those applicants were in the "very low" income category and were unable to qualify for a bank loans due to income limitations or credit issues. In addition, the Department administers a Purchase Assistance Program funded under the HOME Partnership Program. In addition, as a result of the limited funds available under the SHIP Program, eligible persons in the very low and low income categories can receive down payment and closing cost assistance.
- The Broward County Housing Finance and Community Development Division partners with the Town's Housing and Community Development Department, and "encourage" all residents in their pursuit of the homeownership dream. The Town provides credit enhancement and repair seminars and services to lower-income Davie residents.
- The Davie Town Council adopted Resolution R-2006-109 increasing the maximum purchase price limits for the State Housing Initiatives Partnership (SHIP) Grant Program to \$280,462. Additionally, the Town increased the average and maximum grant allocations for each program strategy, in order to keep pace with increased housing costs. Finally, the Town amended the Affordable Housing Incentive Plan to expand the number and type of fee-waivers to encourage the development of affordable workforce housing. Davie now waives 100% of all processing, site plan, building permit, and related fees for affordable housing developments.
- In 2008 and 2009 the Department undertook a new rental surveys to keep track of rental increases, condo conversions, and the number of vacancies. Survey forms were mailed to all apartment owners/managers, licensed by the Town. The surveys were analyzed, and in order not to skew the data, the mom-pop type apartments with six or less units, subsidized units, and/or dormitory-type housing were not included in the calculations. These units are typically smaller, less well maintained, and their rents reflect less than the current market rates.
- During the spring of 2009, the Department of Housing and Community Development mailed-out "Mobile Home Survey" forms to twenty-five (25) of the twenty-eight (28) Mobile Home Parks licensed by the Town's Occupational License - Development Services Department. Although there are 28 Mobile Home Parks in Davie, four (4) have no homeowner's association/office, and two (2) are privately owned communities where each resident owns a mobile home on an acre of land; therefore, they were not included in this statistical analysis. The Seminole Health Club, located at 3800 SW 142nd Avenue, Davie, Florida, 33330, is a nudist colony. In the Orange Park Area (Western Davie), the following Parks have no homeowner's association/office; however, there are 305 mobile homes located in these parks:

Alander Subdivision
Carlan Mobile Home Park
Cinnamon Tree Estates

Saga Estates

- 16 Mobile Home Park Surveys were completed and analyzed in 2009, they provide a 57% sample of the total of 28 mobile home Parks in Davie. For statistical purposes, a sampling in excess of 15% is considered to provide a clear picture of the housing costs. The survey revealed that the lot rents in Davie averaged \$498 during 2009, yielding a median lot rent of \$588. According to the last survey in June 2008, the median lot rents was \$550. This represents a 6% increase in lot rents in one year.
- The purchase prices for mobile homes (both new and used) in 2009 ranged from \$5,000 to \$150,000; and, the median purchase price for a mobile home (irrespective of size or width) in 2009 is \$27,000. This is in stark contrast to the 2008 survey which revealed that the purchase price for mobile homes (both new and used) in 2008 ranged from \$2,000 to \$180,000; and, the median purchase price for a mobile home in 2008 (irrespective of size or width) was \$51,000. It should be noted that mobile homes depreciate more rapidly than other types of housing, and many are aging in place.
- In order to stay abreast of the growing “affordable housing crisis” in South Florida, the Housing and Community Development hired a firm to undertake a residential home purchase price analysis. This document analyzed residential real estate transactions for the period of July 2008 through May 2009. Based on this analysis, the “average” purchase price for new homes/condos was \$566,350 and \$298,414 for existing homes/condos.
- Under the Consortium Agreement for the HOME Investment Partnership Program (HOME) funds, the Town had originally planned to construct new townhomes for first-time homebuyers. Regrettably, the developer chosen for this initiative subsequently withdrew their request for funds, due to increased costs of construction post Hurricane Wilma. The Town subsequently reallocated its HOME funds into a town-wide purchase assistance/down payment program, so that deferred-grants of \$40,000 could be given to help defray increasing purchase prices. As a consortium member, the Town’s 15% CHDO set-aside was combined with those from other municipalities, to undertake one major housing initiative.
- The Town amended the Affordable Housing Incentive Plan to expand the level of incentives available to qualified developers of affordable housing, both for-profit and not-for-profit, to develop urgently needed affordable housing for Davie residents. The revised Plan also clarifies the relationship between the SHIP Program and the Town’s Consolidated Plan for Federal Funds 2007-2012, and more clearly defines the role of the Housing and Community Development Department in the development review process in Davie. The newly revised Affordable Housing Incentive Plan also clarifies the use of “Affordable Housing Density Bonuses” for the development of affordable housing.
- Since adoption of the Affordable Housing Incentive Plan, the Housing and Community Development Department has worked diligently to provide financial incentives for developers of affordable housing, to encourage the provision of quality, affordable housing for Davie’s lower-income residents. The Town has waived over \$6,326,952 in fees and other incentives, as follows:
 - \$ 316,426 - New Rental Housing Subsidies & Waivers
 - \$ 279,544 - Davie CRA Homes – Predevelopment
 - \$ 10,000 - Davie CRA Homes – Building Permit and Related Fees
 - \$ 35,000 – 2005 DRI Mobile Home Repair/Replacement Program
 - \$1,301,614 - Habitat for Humanity Single-Family Homes
 - \$2,866,244 - Home Repair/Barrier-Free Grants
 - \$ 75,505 - Home Repair Barrier-Free Fee Waivers
 - \$ 408,875 - Public Housing Improvements
 - \$ 35,744 - Public Housing Fee Waivers
 - \$ 892,000 - Purchase Assistance Program
 - \$ 106,000 - Villas of Palomino New Townhomes – Fee Waivers

Undertake a fair housing education campaign in order to ensure that Davie residents have the widest range of housing choices:

- The Town expanded its Fair Housing Education and Outreach Programs in 2008/09, and renewed its contract with Housing Opportunities Project for Excellence, (HOPE) Inc., a Florida not-for-profit Corporation

engaged in fair housing education, outreach, counseling, and enforcement programs designed to prevent and eliminate discriminatory housing practices. HOPE Inc. conducted eighteen (18) fair housing workshops for community groups and housing providers in and out of Davie, participated in four (4) community/housing fairs, and made fair housing presentations to three Boys & Girls Club Clubs in Davie to inform students of a Fair Housing Poster Contest and to invite participation in the contest. The HOPE Hotline (free telephone assistance) continues to serve as the screening arm of the agency's Private Enforcement Housing Discrimination Initiative.

- The Town is planning on retaining HOPE, Inc. to update Davie's Analysis of Impediments to Fair Housing Choices in order to ensure the widest range of housing opportunities for all Davie residents.
- Each April the Town celebrates National Fair Housing Month with appropriate Proclamations and/or Resolutions, PSA's and news articles.
- April 2009 was an outstanding "Fair Housing Month" for the Town of Davie. Officials from both HUD and HOPE, Inc. received Proclamations declaring it's partnership with them to combat housing discrimination and educate the public on fair housing rights and laws.
- Officials from HOPE, Inc. and HUD received Proclamations declaring April 2009 Fair Housing Month in Davie. A mass mailing was also undertaken in April 2009, and literature was sent to HOAs, landlords, schools, churches, realtors, etc., advising them of Fair Housing Month, and providing posters for their Bulletin Boards.

In April of 2009, the Department partnered with HOPE, Inc. for the fifth annual "Fair Housing Poster Contest" for children attending the various community centers located in the three CDBG Target Areas. This year children ages 8-12 were shown an educational video with a fair housing theme. They were then given the opportunity to draw a poster showing their understanding and perspective of the meaning of Fair Housing. The winner from each Community Center received an \$80 Gift Certificate, and then went on to compete in the Town-wide competition. The grand-prize winner received an additional \$100 Gift Certificate, the second place winner received \$75 gift certificate, and the third place winner received a \$50 gift certificate. Every child who participated in this event received a Certificate of Participation i.e., Honorable Mention.

- On April 15, 2009, the grand prize winners were acknowledged at the Davie Town Council Meeting, and presented with a plaque and their gift certificates. Keenya Robertson of HOPE, Inc. made the presentation to the children. This Council Meeting was broadcast via Cable-TV to all Davie residents. The Town's Newsletter, the Davie Update for the quarter ending July 2009, featured a photo of the contest winners, with the HUD and HOPE officials.

The following is a list of the Town-Wide 2009 Fair Housing Poster Contest Winners:

- First Place Isabaele Edouard Davie P.A.L.
- Second Place Alondra Lorenzo Florence DeGeorge Boys and Girls Club
- Third Place Nina Vales Rick and Rita Case Boys and Girls Club
- The Department's listing of local lending institutions and realtors was expanded in 2008/09 so that they can be invited to participate in future fair housing education seminars, where educational materials on the various fair housing laws and requirements will be provided. A listing of other organizations and individuals, including neighborhood groups, home-owners associations, social service providers, etc., was finalized.
- Meetings were held with the Broward County Housing Authority (BCHA) regarding the high market-rate rents in Davie, and the number of residents that are "cost-burdened" in rental housing; and, as a result of the Town's Rental Survey, the BCHA agreed to increase the Section 8 rents to the 110% rental level.
- Housing and Community Development staff participated in HOPE Inc., and Broward County's Human Rights annual "Fair Housing Workshop/Luncheon" during National Fair Housing Month (April 2009), which was attended by the Town's Housing and Community Development Director.

Promote county-wide strategies and other efforts aimed at addressing homelessness:

- In FY 2008/09, the Town of Davie entered into a CDBG Sub-Recipient Agreement with the Hope Outreach Center Inc., a faith-based not-for-profit organization serving Davie's lower-income families @ \$40,355 to provide an "Emergency Assistance Program" designed to prevent homelessness by providing emergency financial assistance for housing, food, transportation, and utility payments (electric, water, sewer, gas). In FY 2008/09 37 clients were assisted as follows: 26 rental payments to avoid eviction, and 11 utility payments and/or other emergency items such as medical payments or prescription medications were provided.
 - 109 Homeless Prevention Grants were made in between Oct 2007 – Oct 2009 by the Hope Outreach Center, Inc.:
 - 72 evictions were halted, and
 - 37 other grants were made for food, medication, utilities, etc., and
 - Housing Counseling was provided to 416+ residents
- 4,350 referrals were made in between Oct 2008 – Oct 2009 to local service providers for special needs or at-risk individuals by Neighborhood Revitalization Program Coordinator and Neighborhood Resource Specialists. The majority of these referrals were for housing assistance used to prevent homelessness.
- On June 21, 2006 the Davie Town Council adopted Resolution R-2006-166 (Agenda Item 4.5), supporting "A Way Home" Broward County's Ten (10) Year Plan to End Homelessness.
- In 2008, the Town's Programs Specialist participated in the quarterly meetings of the Entitlement Cities with the Homeless Coalition of Broward, and contributed meaningful recommendations for county-wide solutions.
- A comprehensive referral list was developed for persons requiring assistance through the new HAC or other support services for the homeless, or those facing homelessness.
- The Town's Housing and Community Development Office works closely with Hope Outreach, the E.A.S.E. Foundation, the FSC, and the local Clergy in referring clients for emergency assistance e.g. rent and utility payments, for those threatened with homelessness.
- The Town works closely with the agencies serving Broward County in addressing emergency shelter and transitional housing needs, and helping homeless individuals make the transition to permanent housing.

Remove slums and blight and blighting conditions e.g. clearance activities, demolition, and code enforcement:

- The Town's Code Compliance Office and the Davie Police Department play a crucial role in assisting the Housing and Community Development Department, as they are the "eyes and ears" of the neighborhoods; and, they interact with the residents at the grass-roots level. This initiative has resulted in a concentrated code compliance effort in the both the Driftwood and Orange Park Target Areas, that has had positive effects. At the monthly neighborhood meetings, all code compliance issues are brought up, and referred to the Code Compliance Office. Additionally, the Code Compliance Officers attend and participate in the Target Area meetings, so that they can get a good "pulse" on the issues within the neighborhoods that are contributing to blighting conditions.
- The purpose of the community meetings is to identify needs within the CDBG Target Areas, and develop strategies to meet the long-term needs of each neighborhood. The Housing and Community Development staff continuously evaluates housing conditions, affordable housing opportunities; infrastructure improvements e.g. streets, public facilities, water, sewer; crime prevention and gang-activity abatement; improved social conditions and social services; job creation and retention opportunities; health and welfare issues; and code compliance and/or clearance, etc.

Improve the Town's capacity to plan and administer its CDBG funds, undertake comprehensive planning activities, and apply for other HUD programs or related grants:

- The Housing and Community Development Director administers and monitors all Consolidated Plan activities including CDBG, SHIP and HOME. A monitoring system was designed to ensure fiscal integrity

and compliance with the stated goals and objectives and the rules/regulations governing the CDBG Program. The Housing and Community Development Programs have grown and expanded significantly; and, the Town now matches the CDBG funds with General Funds and Community Endowment Funds for adequate staffing. It is anticipated that the Department will need to be expanded to undertake the new CDBG Disaster Recovery Initiative (DRI) projects and activities, as well as any new Ordinances adopted by the Town e.g. the creation and administration of an Affordable Housing Trust Fund.

All of the Town's CDBG funded projects/activities are designed to benefit low/moderate income individuals who earn 80 %< of the area's median income; therefore, the Town's Consolidated Plan for Federal Funds and the FY 2008/09 Action Plan, principally benefited persons of low and moderate income as required by Statute.

Families and Persons Benefiting (Served) During FY 2008/09:

All CDBG funded projects/activities in Davie were designed to benefit low/moderate income individuals who earn 80 %< of the median income for the Ft. Lauderdale/Broward County Area (\$64,000); therefore, the Town's FY 2008/09 Action Plan "principally benefited" persons of low/moderate income as required by Statute. The median income levels are published annually by HUD; and, the 2008/09 income levels for the Ft. Lauderdale/Broward County Area were:

<i>Household Size</i>	<i>Extremely Low (30%)</i>	<i>Very Low (50%)</i>	<i>Low (80%)</i>
1	\$16,050	\$26,800	\$42,850
2	\$18,350	\$30,600	\$48,950
3	\$20,650	\$34,450	\$55,100
4	\$22,950	\$38,250	\$61,200
5	\$24,800	\$41,300	\$66,100
6	\$26,600	\$44,350	\$71,000
7	\$28,450	\$47,450	\$75,900
8	\$30,300	\$50,500	\$80,800

All of the 2008/09 funds were allocated for neighborhood projects serving the three (3) Target Area's i.e., were "area-benefit activities", with the exception of public services.

ESGP & HOME: Davie does not yet qualify for ESGP funds. The Town, along with nine (9) other municipalities, formed a Consortium to receive HOME Funds. Pursuant to the Consortium Agreement, Broward County administers the Program on the Town's behalf. An RFP was published for both HOME and SHIP funds to select a developer to construct new single-family affordable townhomes in the Driftwood CDBG Target Area, south of Stirling Road, east of University Drive, and north and west of the Davie Road Extension. This project was moving forward and obtained site plan approval. However, Hurricane Wilma caused construction costs to increase significantly, and this project was subsequently withdrawn by the developer. In lieu of this, the Town reallocated its HOME Funds into a Town-wide Purchase Assistance Program which provides \$40,000 in down-payment assistance to Davie renters or mobile home owners, to become first-time homebuyers. The Town agreed to "pool" it's 15% CHDO set-aside with the other Consortium members to retain a CHDO to carry-out projects which will benefit all Consortium member communities.

Leveraging Other Resources:

City of Ft. Lauderdale - Housing Opportunities for Persons with AIDS (HOPWA) Program: The City of Ft. Lauderdale, administers the HOPWA funds for the Broward County area, and the Town ensures that Davie residents are given equal access to all HOPWA Program services.

HUD Homeless Continuum of Care Initiatives - SuperNOFA funds: In June of each year the Broward County Homeless Initiatives Partnership, submits an application for homeless assistance to serve the entire Broward

County area; and, if funded, this will provide services for the entire County's homeless. The Town supports this application. The Housing and CD Director and staff participates in the Annual "Homeless Prevention Luncheon" sponsored by the County's Homeless Initiatives Partnership.

State Housing Initiatives Partnership Program (SHIP). During FY 2008/09, Davie's SHIP Program was used to fund the following programs:

- Single-Family Minor Home Repair Program
- Barrier-Free Rehab Program (Removal of Barriers)
- Town-wide Purchase Assistance Program

Davie Community Redevelopment Agency (CRA): - The Davie CRA and the Housing and Community Development Office funded the construction of four (4) new homes in the Eastern CDBG Target Area. The Davie CRA donated the land and provided a \$35,000 subsidy per home; and, SHIP funds totaling \$77,000 per household were infused to make the homes truly affordable. The homes sales price was \$226,000; however, the buyers only paid \$92,000 for their 1,500 sq. ft home.

Comprehensive Grant Program (CGP): The Broward County Housing Authority (BCHA) annually applies for funds under the CGP to address the needs of the residents in public housing projects located in the Town of Davie. The Town works closely with the BCHA regarding the routine maintenance of the public housing units under its stewardship, and closely coordinates the CGP improvements with the Town. These improvements were outlined earlier in this report. The United States Department of HUD classifies all public housing authorities as either "troubled" or "non-troubled", and we are delighted to report that the BCHA is a top-producing and well run agency.

Social Service Agencies: There are several excellent not-for-profits, social service providers located in the Town of Davie, many of whom serve special needs populations. The Town supports the efforts of two faith-based not-for-profit service agencies, the Hope Outreach Center and the EASE Foundation, and provides Community Endowments to these and other agencies serving Davie residents. The primary social services provided are:

Emergency Assistance Service Effort (EASE). provides information/referrals for Davie residents, rent/mortgage assistance, utility bills, pharmaceuticals, a food/clothing bank, etc. The Town supports this agency through annual General Fund donations, billboard/bus shelter/bus bench revenues, office space, and in-kind services.

Hope Outreach Center Inc., provides: emergency financial assistance; food pantry; information & referrals; support groups & counseling; youth enrichment programs; elderly visitation and companionship; tutoring/mentoring for children & families; and other social services. The Hope Outreach Center is also a CDBG-Sub-Recipient Agency which provided the following services between Oct 2008 – Oct 2009:

ETHNICITY	TOTAL
Black Males	0
White Males	4
Hispanic Males	3
Black Females	2
White Females	11
Hispanic Females	17
Asian Females	0
Other Females	0
TOTAL	37
HEAD OF HOUSEHOLD	TOTAL
Black Males	0
White Males	4
Hispanic Males	3
Black Females	2
White Females	8

Hispanic Females	11
Asian Females	0
Other Females	0

ASSISTANCE TYPE	TOTAL
Mortgage	4
Rent	23
Water	1
Electric	9
Shelter	0
Maintenance Fee	0
TOTAL	37

Self Evaluation – Year End Review:

The Town believes it has effectively implemented its Consolidated Plan goals and objectives, using the CDBG funds to leverage other resources (both public and private) to achieve visible neighborhood revitalization initiatives and enhance the quality of life for Davie's lower-income and at-risk residents.

During 2008 the Housing and Community Development Department successfully completed the Eastside Target Area Street Lighting Project; and, decorative street poles with acorn fixtures were purchased and installed in the historic Potter Park area. The Town was able to partner with the Davie CRA to redevelop the infrastructure in the Eastside Davie Target Area; thus, CDBG funds successfully leveraged funds from the CRA and from FP & L. The plans and engineering specifications for the drainage component are now complete. This project will be funded by the Davie CRA.

During FY 2008/09 the Town's Neighborhood Service Center/One-Stop-Shop was completed to provide to expand the delivery of social services to at-risk residents. This major undertaking, (a multi-year CDBG activity), will benefit countless low-income, homeless, and at-risk Davie residents. Given the downturn in the economy, the services to be provided from this facility are essential to promote economic self-sufficiency, prevent homelessness, prevent foreclosures, and provide other essential social and public services.

Fifteen (15) of the County's largest municipalities were evaluated and ranked by FIU's Metropolitan Center on their affordable and workforce housing efforts in a study that was released on June 18, 2008 at a Housing Symposium held at the Fort Lauderdale War Memorial Auditorium. The study called "The Housing Market Analysis and Municipal Scorecard", consisted of an analysis of municipal policies, practices, programs, housing units produced, and legislative initiatives as they relate to affordable and workforce housing. The Town of Davie was ranked Number #1 and praised for its work in affordable and workforce housing.

On December 20, 2006, the Davie Town Council adopted a Resolution declaring an affordable housing crisis in Davie which was being exacerbated by the closure of mobile home parks. On February 21, 2007, the Town Council adopted a one-year moratorium against the redevelopment of any mobile home park, created a housing task-force, and hired a housing consultant to examine the problem and develop solutions. Sixteen (16) meetings were held to review best-practices, evaluate legal precedents, and develop a series of recommendation to the Town Council for new affordable housing, and methods of preventing the involuntary displacement of mobile home occupants. A special Town Council Workshop was held on December 17, 2007 at which time the results and recommendations were presented for their consideration. The following items were recommended for Town Council approval, and are currently under review by the Town Attorney:

- Establishment of an Affordable Housing Trust Fund
- Adoption of an Inclusionary Zoning Ordinance - Residential (20% Affordable)
- Adoption of a Linkage Fee Ordinance - Business (Broward Co. Nexus Study)
- Requiring Mandatory Exit Plans for Park Closures (Park Owner Must Make Displacees Whole)
- Bonus Densities for Affordable Housing Projects
- Municipal Bonds for development of new Affordable Housing

In 2008/09 new studies were undertaken to determine the current average sales price for new homes in Davie; and, the Town's rental housing and Mobile Home Park surveys were also undertaken. The results of this analysis are

being used to craft legislation which will preserve the existing housing stock, and provide additional incentives and legislative requirements to ensure the development of “workforce” and “affordable housing”.

In FY 2007/08 the Town was faced with the involuntary displacement of many lower-income residents due to Condo conversions and mobile home park redevelopment. The Housing and Community Development Office assisted displaced residents, and worked to develop policies, procedures, and proposed legislation to protect these individuals and ensure that they receive comparable replacement housing. In December 2006, the Davie Town Council adopted a Resolution declaring an affordable housing crisis in Davie which was being exacerbated by the closure of mobile home parks. In February 2007, the Town Council adopted a 15 month moratorium against the redevelopment of any mobile home park, created a task force, and hired a housing consultant to examine the problem and develop solutions.

The Housing and Community Development Department is reviewing and updating local Ordinances and Resolutions to expand housing opportunities and choices. Davie is also investigating the ability to implement additional fee waivers for Affordable Housing and/or develop inclusionary zoning and linkage ordinances.

In 2008 the Davie Town Council, in adopting the Transit Oriented Corridor (TOC) in eastern Davie, mandated that 15% of all new residential development be affordable/workforce housing. Thus, of the 6,428 new residential dwelling units proposed, 964 must be affordable rental or for-sale units, or a combination of both. In 2009 Town Council formalized an agreement with Broward County to ensure that the 15% of units set-aside for affordable units would remain affordable for a period of 15 years.

In FY 2008/09 the Town adopted its Comprehensive Plan as its Community Development Plan.

In FY 2008/09 the Town also adopted its first CDBG Small and Minority Business Action Plan for projects that involve Community Development Block Grant federal funding to require each department, agency, entity, or agent of the Town to promote and assist small and minority businesses in gaining entry to do business with the Town of Davie.

The development of a new, efficient, and effective “Mobile Home Evacuation Process” resulted in a better understanding of the vulnerability of this type of housing to the “forces of nature”; and, saved lives by getting people “out of harms way” and into shelters prior to the storm. Hurricane Wilma clearly showed the distinction between the newer “windstorm-rated mobile homes” and the older, declining mobile home stock. Thankfully, there were no significant storms during the 2008 hurricane season which required the town to evacuate mobile home parks.

The Town continued its partnership with Hispanic Unity to undertake and promote the Earned Income Tax Credit (EITC) Program for Davie’s lower-income families. The Housing and Community Development Office coordinated VITA sites and mobile vans to come to Davie’s targeted areas and prepare Income Tax Forms at no charge to our residents. This program yielded extensive dollars back into Davie’s economy.

The Housing and Community Development Office partnered with the Head Start Program in three (3) Davie Elementary Schools to undertake the “Love To Read – Love To Achieve” Program. Male employees of the Town were involved in reading to the children in the classrooms, in an effort to foster reading among young boys since their reading scores are lower than girls.

During FY 2008/09 the Housing and Community Development Department’s Neighborhood Revitalization Program staff undertook comprehensive surveys of the residents in each of the three (3) CDBG Target Areas, in order to determine what factors are affecting their quality of life. Quarterly meetings were held in each target area, to obtain citizen input, and address problems and concerns of the residents. This grass-roots self-sufficiency program is designed to empower the residents to build a process those results in neighborhood revitalization, crime reduction, improved health care, job creation, and enhanced community services (e.g., social services such as affordable child care). Davie has truly “empowered” a segment of Davie’s population, which was previously under-represented or unheard. Elected Officials routinely attended and participated in these community meetings, and followed-up on resident’s requests and concerns.

The Housing and Community Development Department continued to work with the Davie Police Department, with specific emphasis on the three (3) CDBG Target Areas. During FY 2008/09, two (2) or more Police Officers attended each community meeting to address residents concerns.

FY 2008/09 also brought about a new emphasis on “Fair Housing Education”, especially for young people. The Town-wide Fair Housing Poster Contest actively engaged Elementary School Children, encouraging understanding

of their right to live where they choose, with dignity and respect. This well publicized event brought about a great deal of attention to the subject of housing discrimination; and, instilled values of “fairness” and “friendship” among children from diverse backgrounds and cultures, during their formative years.

During 2008/09 the Town of Davie in conjunction the Davie CRA was able to leverage \$1.8 million of funding from the CSC, for youth and teen programs in both Eastern Davie and Orange Park.

The Housing and Community Development Department continues to work closely with the Broward County Housing Authority (BCHA) to enhance the lives of persons living in public housing or Section 8 units located in the Town of Davie. Many improvements were made to both Ehlinger Apartments and Griffin Gardens during 2008/09. The Town of Davie is supporting the BCHA’s application to redevelop Ehlinger Apartments into new rental units.

The Town will continue to participate in regional planning activities through Broward County to address the problems of homelessness; and, Davie continues to expand the Town’s Emergency Assistance (Homeless Prevention) Program. Once the new NSC opens, Hope Outreach Center, the Town’s Not-for-Profit Faith-based Sub-Recipient, will be able to expand their service levels.

In 2008 the Town continued to promote economic development initiatives that resulted in job training, job creation or job retention, especially for low/moderate income Target Area residents. A Job Fair was held at Davie’s Pine Island Community Center; and, over 100 prospective employers participated. This event was very well attended, and many of Davie’s at-risk residents were gainfully employed as a result of the Job Fair.

Achieving the Consolidated Plan’s goals and objectives requires a concerted effort to leverage other resources to match the Federal funds received through the Community Development Block Grant (CDBG) Program. Toward that end, the Housing and Community Development Department expanded its network of provider agencies and funding sources to augment the Town’s neighborhood revitalization efforts.

Mrs. Shirley Taylor-Prakelt, the Town’s Housing and Community Development Director for the past 11 years, retired in December 2008. Mrs. Taylor-Prakelt created the Town’s CDBG, SHIP, and HOME programs, policies, procedures, etc; and, she did an excellent job training her staff to continue the programs in her absence. Mrs. Taylor-Prakelt was an irreplaceable asset to the Town and in the field of affordable housing and community development. Her passion for the Town and its residents will be carried on through the Town’s Housing and Community Development Department.

*Giovanni Moss and Staff
Housing and Community Development
Town of Davie
December 2, 2009*

**Town of Davie
Community Development Block Grant (CDBG) Program
Consolidated Annual Plan
Report
FY 2008/09**

Exhibit #1

**CAPR Advertisement
Sun Sentinel**

**Town of Davie
Community Development Block Grant (CDBG) Program
Consolidated Annual Plan Report
FY 2008/09**

Exhibit #2

**List of Activities in IDIS
Grantee Summary Activity Report
CDBG Activity Summary Report (GPR)
And
CDBG Financial Summary**

